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675 Wildwood Avenue  
Rio Dell, CA 95562  
(707) 764-3532



For Meeting of: October 16, 2012

To: City Council

From: Kevin Caldwell, Community Development Director

Through: Jim ~~Stretch~~, City Manager

Date: September 27, 2012

Subject: Parking Regulations

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#### **Recommendation:**

That the City Council:

1. Receive staff's report regarding the proposed Parking Regulations;
2. Open the public hearing, receive public input and deliberate;
3. Consider the application and based on information contained in the staff report, public comments and the Planning Commission's recommendation;
4. Introduce Ordinance No. 295-2012 repealing the existing Parking Regulations and establishing new Parking Regulations, Section 17.30.180 of the Rio Dell Municipal Code and continue consideration of the proposed Ordinance to your meeting of November 6, 2012 for the second reading and adoption.

#### **Background**

Last fall the City Manager directed that we arrange a Joint Study Session with the City Council and the Planning Commission to discuss possible changes to the City's Parking regulations. The existing parking regulations (**Attachment 1**) were adopted in 1968 and are clearly outdated and could be considered inadequate for some use types.

A prime example of the City's parking deficiencies can be seen on a number of residential streets throughout the City. These streets are overcrowded with on-street parked vehicles. Current single family and multifamily regulations require only one (1) parking space per

dwelling, regardless of the number of bedrooms or the availability of on-street parking. In addition, there are a number of use types that are not identified and the multifamily parking regulations do not require any guest parking facilities.

A number of issues were discussed at the Study Session in September of last year, including:

- Private recreation requirements (including arcades, bowling facilities, health clubs, etc.)
- Bicycle parking facilities
- Motorcycle parking facilities
- Compact space provisions
- Handicap space provisions
- Angled parking stall provisions
- Lighting provisions
- Landscaping provisions
- Exception Provisions
- Pervious surface provisions for larger projects
- Loading space requirements based on use types
- No parking requirements for existing structures located south of Davis Street and within one-half block of Wildwood Avenue.

Staff has addressed all of the above issues in the attached Draft Ordinance, Attachment 2. In addition, the Planning Commission considered the proposed changes at their meeting of June 26, 2012. One item that was discussed was the apparent inconsistency between Section 17.30.180(7)(b) and 17.30.180(11)(a)(i). Below is a copy of the two provisions:

#### **(7) Surfacing**

(b) Residential: Required single family residential parking spaces, access drives and maneuvering areas may be surfaced with gravel, decomposed granite or other all-weather surface as approved by the Director of Public Works, provided that the first 25 feet from a paved public street is paved with durable asphalt, concrete or comparable surface.

## **(11) Access Driveways Widths and Lengths**

### **(a) Single Family Residential**

(i) Each single family residence shall be provided an access driveway with a minimum length of 20 feet from the back of the sidewalk, or the edge of the right-of-way where there is no sidewalk.

As you can see **Section 7** has to do with surfacing requirements and Section 11 is in regards to the minimum lengths of driveways. Section 7 would apply to driveways that are greater than 25 feet in length. For example, if a driveway were 50 feet long, only the first 25 feet is required to be paved with durable asphalt, concrete or comparable surface as approved by the Director of Public Works. **Section 11** applies to the minimum length of driveways. The intent of this provision is to ensure that parked vehicles in front of homes/garages do not encroach on to the adjacent sidewalk or roadway.

The Planning Commission also recommended that Section 15, Parking Lot Lighting, be revised to reference Light-Emitting Diode (LED) lights. Staff has revised the Ordinance accordingly.

### **Zone Reclassification Required Finding:**

#### **1. The proposed amendment is consistent and compatible with the General Plan and any implementation programs that may be affected.**

Section 65860(a) of the Government Code requires that zoning ordinances and amendments be consistent with the General Plan and any applicable specific plan. The General Plan contains policies which call for the orderly development of the City. Goal G2.2-12 calls for a safe and balanced transportation system that recognizes the needs of pedestrians, transit riders, bicyclists and vehicles. Adequate parking facilities, including facilities for bicycles, motorcycles and the physically handicapped contribute to the planned, orderly development of the City.

There are no known General Policies or Goals that would discourage updating the City's Parking Regulations. Therefore, the proposed amendment is consistent and compatible with the General Plan and any implementation programs that may be affected.

#### **2. The proposed amendment will not have an adverse impact on the public health, safety and welfare and has been processed in accordance with the California Environmental Quality Act (CEQA).**

The primary purpose of the California Environmental Quality Act (CEQA) is to inform the decision makers and the public of potential environmental effects of a proposed project.

Based on the nature of the project, staff has determined that the project is Statutorily Exempt pursuant to Section 15061(b) (3) of the CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations. Pursuant to Section 15061(b) (3) of the CEQA Guidelines this exemption is covered by the general rule that CEQA applies only to projects which have the potential for causing a **significant** effect on the environment. Where it can be seen with certainty that there

is no possibility that the project in question may have a significant effect on the environment, the project is not subject to CEQA. Based on the nature of the proposed amendment, staff believes there is no evidence to suggest that the amendment will have a significant effect on the environment.

### **Financial Impact**

The City is responsible for the costs associated with the proposed amendment. The cost is insignificant and will not result in additional budget expenditures or revisions.

### **Alternatives**

The Planning Commission may choose not to recommend approval of the Draft Parking Ordinance. Staff does not recommend this alternative. The Commission certainly has the authority to recommend changes to the Draft Parking Ordinance.

### **Attachments:**

1. Existing Parking Regulations.
2. Draft Ordinance No. 295-2012 repealing the existing Parking Regulations and establishing new Parking Regulations, Section 17.30.180 of the Rio Dell Municipal Code.

## **Existing Parking Regulations**

### **Section 17.30.180 Parking and loading facilities.**

Off-street parking and loading spaces shall be provided in all zones in conformity with the following:

- (1) Each parking space shall be constructed using asphalt, concrete, or other suitable all-weather surface, as approved by the Public Works Director, and not less than eight feet wide, 18 feet long and seven feet high, and each loading space shall be not less than 10 feet wide, 25 feet long and 14 feet high.
- (2) Parking spaces shall be provided as follows:
  - (a) Dwellings, one for each dwelling unit.
  - (b) Motels, one for each guest room.
  - (c) Hotels, one for each two guest rooms.
  - (d) Hospitals, one for each bed and one additional for each three staff members.
  - (e) Offices and retail establishments, one for each 300 square feet of floor area, with a minimum of four for each office building. Medical and dental offices shall provide one additional space for each staff member.
  - (f) Restaurants and licensed premises, one for each four seats or one for each 200 square feet of floor space, whichever yields the greatest number of spaces required.
  - (g) Wholesale, industrial and public utility buildings, one for each three employees, taking the largest number of employees on duty at any one time.
  - (h) Public assembly, including churches and theaters, one for each six seats, or one space for each 45 square feet of floor area without fixed seats.
  - (i) The provisions of this subsection do not apply to existing structures located south of Davis Street and within one-half block of Wildwood Avenue.
- (3) Parking Spaces for Uses Not Specified. The parking space requirements for uses not set forth in this section shall be fixed by the City Manager and be based upon available studies and standards for the most comparable use.
- (4) Loading Spaces. Every commercial use occupying more than 5,000 square feet of floor area in any building shall provide one loading space and one additional loading space for every 20,000 square feet of floor area in excess of 5,000 square feet.
- (5) No building shall be constructed closer to any traveled way than will provide adequate space for the traffic movement and the standing of vehicles which may be incidental to the use of the building. [Ord. 252 § 6.13, 2004.]

**ORDINANCE NO. 295 - 2012**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIO DELL  
REPEALING THE EXISTING PARKING REGULATIONS AND ESTABLISHING NEW DESIGN  
PARKING REGULATIONS, SECTION 17.30.180 OF THE RIO DELL MUNICIPAL CODE:**

**THE CITY COUNCIL OF THE CITY OF RIO DELL DOES ORDAIN AS FOLLOWS:**

**WHEREAS** the General Plan contains policies that encourage planned, orderly development; and

**WHEREAS** the proposed Parking Regulations promote orderly and harmonious growth within the City; and

**WHEREAS** the proposed Parking Regulations address a number of issues, including handicapped, motorcycle and bicycle parking, landscaping, stormwater runoff, lighting, driveway locations, angled parking and exception provisions; and

**WHEREAS** the proposed Parking Regulations also include additional use types, not currently identified in the existing parking regulations; and

**WHEREAS** the City has reviewed and processed the proposed Parking Regulations in conformance with Sections 65350 – 65362 of the California Government Code; and

**WHEREAS** the City has reviewed and processed the proposed Parking Regulations in conformance with Section 17.30.010 of the City of Rio Dell Municipal Code; and

**WHEREAS** the City finds that based on evidence on file and presented in the staff report that the proposed Parking Regulations are deemed to be in the public interest; and

**WHEREAS** the City finds that based on evidence on file and presented in the staff report that the proposed Parking Regulations are consistent and compatible with a comprehensive view of the General Plan and any implementation programs that may be affected; and

**WHEREAS** the City finds that based on evidence on file and presented in the staff report that the potential impacts of the proposed Parking Regulations has been assessed and have been determined not to be detrimental to the public health, safety, or welfare; and

**WHEREAS** the proposed Parking Regulations has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA); and

**WHEREAS** the City has determined that the proposed Parking Regulations is Statutorily Exempt pursuant to Section 15061(b) (3) of the CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations.

**NOW, THEREFORE BE IT RESOLVED** that the City Council of the City of Rio Dell:

1. Finds that the proposed Parking Regulations are in the public interest and consistent with an overall comprehensive view of the General Plan; and
2. Finds that based on evidence on file and presented in the staff report that the potential impacts of the proposed Parking Regulations have been assessed and have been determined not to be detrimental to the public health, safety, or welfare; and
3. Finds that based on the nature of the project, the project is Statutorily Exempt pursuant to Section 15061(b) (3) of the CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations. Pursuant to Section 15061(b) (3) of the CEQA Guidelines this exemption is covered by the general rule that CEQA applies only to projects which have the potential for causing a *significant* effect on the environment.
4. Repeals the existing Parking Regulations; and
5. Approves the proposed Parking Regulations.

**BE IT FURTHER RESOLVED**, that the City Council of the City of Rio Dell does hereby ordain as follows:

**Section 1.**

Section 17.30.180 is hereby amended as follows:

**Section 2.**

**17.30.180 Parking Regulations**

**(1) Purpose and Intent.**

(a) Purpose. The general purpose of these requirements is to enhance public safety by minimizing traffic congestion, by providing for off-street motor vehicle parking and thereby permitting safe passage of passengers to and from their destinations.

(b) Intent. The intent of these off-street parking requirements is to provide for the on-site, off-street parking of motor vehicles associated with any use or uses on the premises. More off-street parking will allow on-street parking to be limited or prohibited to permit greater utilization of streets for moving traffic. The facilities required by these requirements represent the minimum that will be required by the various land use types. It shall be the responsibility of the developer, owner or operator of any specific use to provide adequate off-street parking even though such parking is in excess of the minimum requirements set forth in these requirements.

**(2) General Parking Regulations**

(a) Parking and Loading Spaces to be Permanent: Each parking and loading space shall be permanently available, marked, and maintained for parking or loading purposes. Areas not reviewed and approved for use as parking or loading shall not be used for such purposes.

(b) **Parking and Loading to be Unrestricted:** A lessee, owner, tenant, or other person having control of the operation of premises for which parking or loading spaces are required by this Chapter shall not prevent, prohibit, or restrict authorized persons from using the spaces without the prior approval of the Community Development Director.

(c) **Vehicles for Sale:** Vehicles, trailers, or other personal property shall not be parked on private property for the purpose of displaying the vehicles, trailers, or other personal property for hire, rental, or sale, unless the property is appropriately zoned, approved by the City for that use, and the person or business at that location is licensed to sell vehicles, trailers, or other personal property. However, one vehicle or trailer owned by the lessee, owner, or renter of the property may be displayed for the purpose of sale for a maximum of 30 days. This shall not be construed to allow the continued sale of vehicles.

(d) **Recreational Vehicle Parking:** The storage (parking for any period longer than 72 hours) of a recreational vehicle and/or boat in a residential zoning district shall be allowed only when all portions of the vehicle or boat are located entirely within the property boundaries and do not extend into the public right-of-way, including public utility easements and sidewalks.

### **(3) Location of Off-Street Parking**

(a) Required parking facilities shall be located on the same building site and conveniently close to the use or uses they serve, and shall be designed, located, constructed and maintained so as to be fully and independently usable and accessible at all times. The required parking facilities for multi-family, commercial and industrial uses shall not be located within the required setbacks of the zone where the property is located. Lawns, yards and other landscaped areas shall not be used as parking areas.

### **(4) Location Exception**

(i) Exceptions to the location requirement for parking facilities for commercial uses may be allowed with a Conditional Use Permit if it is found that:

(ii) A substitute parking area is to be provided and remain available for as long as the use to which the required parking pertains shall continue; and

(iii) The substitute parking area is within an area designated in the General Plan for commercial or other business use and within which parking is a permitted and compatible use; and

(iv) All or part of the substitute location is within four hundred feet (400') of the principal use for which the parking is being provided, measured in walking distance along the way open to public pedestrian passage; and

(v) The substitute parking area is owned by the owner of the property on which the use for which the parking is being provided or is owned by a public entity empowered to provide public parking facilities; or

### **(5) Amount Exception**

(a) Exceptions to the requirements for the number of off-street parking spaces may be allowed with a Conditional Use Permit provided evidence is submitted in support of the exception. Exceptions may be granted by the hearing officer based upon the following factors:

- (i) Geographic location of site;
- (ii) Levels of anticipated use.
- (iii) Site specific topographic constraints;
- (iv) Historically designated structures;
- (v) Proximity to urban built-up areas; and

#### **(6) Parking and Aisle Dimensions**

(a) Each parking space and drive aisle shall comply with the minimum dimension required below:

**Minimum Off-Street Parking Dimensions**

Parking Angle	Standard Spaces		Compact Spaces		Minimum Aisle Width (maneuvering areas)	
	Minimum Width	Minimum Length	Minimum Width	Minimum Length	One-Way	Two-Way
Parallel	8.5 ft	23 ft	7 ft	18 ft	12 ft	20 ft
30 Degrees	8.5 ft	17 ft	7.5 ft	17 ft	11 ft	20 ft
45 Degrees	8.5 ft	19.5 ft	7.5 ft	16 ft	13.5 ft	20 ft
60 Degrees	8.5 ft	21 ft	7.5 ft	17 ft	18.5 ft	20 ft
Perpendicular	8.5 ft	19 ft	7.5 ft	16 ft	25 ft	25 ft

(b) No compact car spaces shall be allowed in parking areas containing less than twelve (12) parking spaces.

(c) In lots where compact car spaces are permitted, up to twenty-five percent (25%) of all spaces in the lot may be compact car parking spaces.

(d) Compact car spaces shall be visibly marked and/or posted with signs and shall be clustered in one section of the parking area.

#### **(7) Surfacing**

(a) All parking spaces, access drives and maneuvering areas shall be improved and permanently maintained with an all-weather durable asphalt, concrete or comparable surface as approved by the Director of Public Works.

(b) Residential: Required single family residential parking spaces, access drives and maneuvering areas may be surfaced with gravel, decomposed granite or other all-weather surface as approved by the Director of Public Works, provided that the first 25 feet from a paved public street is paved with durable asphalt, concrete or comparable surface.

## **(8) Striping**

(a) Parking spaces shall be clearly delineated with white, four-inch wide lines painted on the parking surface or with alternative materials as approved by the Director of Public Works.

(b) The striping shall be continuously maintained in a clear and visible manner in compliance with the approved plans.

## **(9) Curbing/Wheel Stops**

(a) Curbing: Concrete curbing at least six inches in height and six inches wide shall be required for all uses, other than single family residential, for parking areas located adjacent to fences, walls, property lines, landscaped areas and structures.

(b) Individual Wheel Stops: Concrete wheel stops or comparable wheel stops approved by the Public Works Director shall be firmly attached to the ground and placed to allow two feet of front vehicle overhang within the dimension of the parking space.

(c) Curbed Walkways: Curbed walkways may be used as wheel stops and partially included in the minimum length of the parking space, provided a minimum walkway width of four feet remains for safe and convenient pedestrian use.

## **(10) Driveways and Site Access**

(a) Number of Access Driveways: To limit the number of potential conflicts between pedestrians, bicyclists and motor vehicles, the number of access drives per parcel shall be the minimum number required to serve the intended use of the parcel. The Director of Public Works in consultation with the Community Development Director and the Police Chief shall determine the permitted number of access driveways based on public safety and the intended use of the parcel.

(b) Distance From Street Corners: Each access driveway shall be located a minimum of 50 feet from the nearest intersection, as measured from the centerline of the access road driveway to the centerline of the nearest travel lane of the intersecting street, unless a lesser or greater distance is approved or required by the Director of Public Works.

(c) Access Driveway Spacing: Access driveways shall be separated along the street frontage in compliance with the following:

(i) Single Family and Duplex Development: Access driveways on a single parcel shall be separated by at least 25 feet. Access driveways on separate parcels shall be separated by at least 10 feet, unless shared single access is approved by the Director of Public Works. The separation shall not include the transition or wing sections on each side of the access drive.

(ii) Multi-Family and Non-Residential Development: Where two or more access drives serve the same or adjacent multifamily or non-residential development, the centerline of the access drives shall be separated by a minimum of 30 feet. Exceptions to this standard may be approved by the Director of Public Works.

(iii) Approval of all Access Points: Entrances from exits to streets and alleys shall require Encroachment Permits, and shall only be provided at locations approved by the Director of Public Works.

#### **(11) Access Driveways Widths and Lengths**

##### **(a) Single Family Residential**

(i) Each single family residence shall be provided an access driveway with a minimum length of 20 feet from the back of the sidewalk, or the edge of the right-of-way where there is no sidewalk.

(ii) The access driveway width shall be between 10 and 20 feet wide.

##### **(b) Multi-Family or Non-Residential Developments**

(i) Two-way access driveways shall have a minimum width of 25 feet.

(ii) One-way access driveways shall have a minimum width of 16 feet.

#### **(12) Landscaping Requirements**

Landscaping shall be provided in all areas of a site subject to development with structures, grading, or the removal of natural vegetation, as follows.

(a) Parking Areas: Parking areas, other than single-family residential and secondary units, containing three or more parking spaces shall be landscaped as follows.

(i) Landscape Materials: Landscaping shall be provided throughout the parking lot as a combination of ground cover, shrubs, and trees.

(ii) Curbing: Landscape areas shall be provided protective curbing in compliance with Section **17.30.180(8)** (Curbing).

(iii) Groundwater Recharge: The design of parking lot landscape areas shall consider and may be required to include provisions for the on-site detention of stormwater runoff, pollutant cleansing, and groundwater recharge.

#### **(13) Perimeter Parking Lot Landscaping**

All surface parking areas shall be screened from streets and adjoining properties, and open areas between the parking area and the public street shall be landscaped.

(a) Adjacent to Streets: Parking areas adjacent to streets shall subject to the following regulations:

(i) A proposed parking area adjacent to a public street shall be designed with a landscaped planting strip between the street right-of-way and parking area with a minimum depth of 6 feet.

(ii) Landscaping within the planting strip shall be designed and maintained to screen cars from view from the street to a minimum height of 18 inches, but shall not exceed any applicable height limit for landscaping within a setback.

(iii) Screening materials may include a combination of plant materials, earth berms, solid decorative masonry walls, raised planters, or other screening devices that are determined by the review authority to meet the intent of this requirement.

(iv) Trees that reach a mature height of at least 20 feet shall be provided within the planting strip in addition to trees within the parking lot interior required by Subsection (a)(v). Trees types shall have root systems that will not extend beyond the planting area.

(v) Plant materials, signs, or structures within a traffic safety sight area of a driveway shall comply with Section 17.30.090(1) (Corner Lots – Sight Distance).

(b) Adjacent to Side or Rear Property Lines: Parking areas for nonresidential uses shall provide a screen or perimeter landscape strip where the parking area adjoins a side or rear property line unless, the sites share a joint access drive. The requirement for a landscape strip may be satisfied by a setback or buffer area that is otherwise required.

(c) Adjacent to Structures: When a parking area is located adjacent to a nonresidential structure, a landscape strip shall be provided adjacent to the structure, exclusive of any building entries, or areas immediately adjacent to the wall of the structure that serve as pedestrian access ways.

(d) Adjacent to Residential Use: A parking area for a nonresidential use adjoining a residential use shall provide a landscaped buffer setback with a minimum six-foot width between the parking area and the common property line bordering the residential use. A solid wall or fence, except for approved pedestrian access, and landscape buffer, shall be provided along the property line to address land use compatibility issues (e.g., nuisance, noise, and light/glare) as determined by the review authority.

#### **(14) Interior Parking Lot Landscaping.**

(a) Amount of Landscaping: Multi-family, commercial and industrial uses shall provide landscaping within each outdoor parking area at a minimum ratio of 10 percent of the gross area of the parking lot. Trees that reach a mature height of at least 20 feet shall be planted within the parking lot at a minimum ratio of one tree for each five parking spaces.

(b) Location of Landscaping: Landscaping shall be dispersed throughout the parking area, as follows.

(i) Parking lots with more than 50 spaces shall provide a concentration of landscape elements at primary entrances, such as trees, shrubs, flowering plants, enhanced paving, and project identification.

(ii) Landscaping shall be located so that pedestrians are not required to cross unpaved landscaped areas to reach building entrances from parked cars. This shall be achieved through proper orientation of the landscaped fingers and islands, and by providing pedestrian access through landscaped areas that would otherwise block direct pedestrian routes.

#### **(15) Parking Lot Lighting**

(a) An outdoor light fixture shall be limited to a maximum height of 15 feet or the height of the nearest building, whichever is less.

(b) Outdoor lighting shall utilize energy-efficient (Light-Emitting Diode (LED), high pressure sodium, low pressure sodium, hard-wired compact fluorescent, or other lighting technology that is of equal or greater energy efficiency) fixtures and lamps and motion sensors and/or daylight sensors unless determined infeasible by the review authority.

(c) Lighting fixtures shall be shielded or recessed to reduce light bleed to adjoining properties, by:

(i) Ensuring that the light source (e.g., bulb, etc.) is not visible from off the site; and

(ii) Confining glare and reflections within the boundaries of the site to the maximum extent feasible.

(iii) Each light fixture shall be directed downward and away from adjoining properties and public rights-of-way, so that no on-site light fixture directly illuminates adjacent properties.

(d) No lighting on private property shall produce an illumination level greater than one foot-candle on any property within a residential zoning district except on the site of the light source.

(e) No permanently installed lighting shall blink, flash, or be of unusually high intensity or brightness, as determined by the review authority.

#### **(16) Required Off-Street Parking.**

(a) Off-street parking facilities shall be provided for any new building constructed and for any new use established.

(i) The provisions of this subsection do not apply to existing structures located on Wildwood Avenue, south of Davis Street

(b) Off-street parking facilities shall be provided for any addition or enlargement of an existing building or use, or any manner of operation that would result in additional parking spaces being required, provided that additional parking shall be required only for such addition, enlargement, or change and not the entire building or use, unless space is available.

(c) Requirements for Lots Fronting Unimproved Roads: Whenever a use for which off-street parking is required is served by a roadway not improved to a width of forty feet (40') with asphalt or gravel, the following provisions shall be applicable:

(i) Additional improved off-street parking must be provided consistent as determined by the review authority or a parking lane may be constructed along the frontage of the lot in lieu of such additional parking requirements.

(ii) If the lot frontage exceeds one hundred twenty feet (120') the parking lane shall not be required to accommodate more than three (3) vehicles. Construction standards for the parking lane shall be as specified by the Department of Public Works in accordance with the City's Standard Improvement Specifications.

(d) Parking Requirements for Uses Not in Compliance With Current Parking Requirements.

(i) No additional parking spaces shall be required whenever existing uses not in compliance with the parking standards of this Code are transferred to new owners or operators who will continue the use without significant change, or

(ii) When new uses are initiated within existing structures which generate the same level of parking demand as the former use, or

(iii) When the new use generates a lower parking demand.

(iv) Whenever the use of any premises which is not in compliance with the parking standards of this Code is enlarged, expanded, or intensified, additional parking spaces consistent with this Code shall be provided only for the enlargement, expansion, or intensification, and not for the entire use, unless space is available.

(v) Whenever the use of any premises which is not in compliance with the parking standards of this Code is changed to a use where a higher parking demand is identified, additional parking spaces consistent with this Code shall be provided only for the additional intensity of the use, and not for the entire use, unless space is available.

(e) Levels of use, as they relate to this division, shall be determined by the Community Development Director in consultation with the Director of Public Works based on engineering standards and design studies, and the principal and conditional uses of the specific zone district.

(f) Multiple Uses and Joint Use. Whenever more than one use is proposed for a development site, the total off-street parking spaces required shall be the sum of the spaces required for each use. Off-street parking facilities for one use shall not be considered as providing parking facilities for any other use, except when use of the parking facilities for the different uses would not be concurrent or would otherwise not be conflicting, as determined by the Community Development Director in consultation with the Director of Public Works.

#### **(17) Number of Parking Spaces Required**

(a) Each land use shall be provided the number of off-street parking spaces required by this Section. Each space shall be independently accessible. See Sections **17.30.180(19)** and **17.30.180(20)** for off-street parking requirements for bicycles and motorcycles, respectively.

<b>Land Use Type</b>	<b>Minimum Number of Required Off-Street Parking Spaces</b>
<b>Residential</b>	
Single Family & Duplexes	2 spaces per dwelling unit
<b>Multi-Family (3 or more units)</b>	
One Bedroom or Less	1 space per dwelling unit
Two or Three Bedrooms	2 spaces per dwelling unit
Four Bedrooms or More	2.5 spaces per dwelling unit
Guest Parking	.5 spaces per dwelling unit

<b>Land Use Type</b>	<b>Minimum Number of Required Off-Street Parking Spaces</b>
<b>Commercial</b>	
Ambulance Service	3 spaces for each emergency vehicle.
Animal Hospitals & Kennels	1 space for each 500 sq. ft. of gross floor area.
Appliance & Furniture Sales	1 space for each 500 sq. ft. of gross floor area.
Art Galleries/Studios	1 space for every 300 sq. ft. of gross floor area.
Auditoriums, Assembly Hall, Community Centers, Theaters	1 space for every 4 seats. Without fixed seats, 1 space for every 100 sq. ft. of assembly area.
Automobile & Boat Sales	4 spaces for first 10,000 sq. ft. of lot area, plus 1 space for each 3,000 sq. ft. thereafter.
Automobile Repair, Tire Sales & Repairs	3 spaces for each service stall/bay.
Banks, Credit Unions, Savings & Loans	1 space for every 250 sq. ft. of gross floor area.
Barbershops, Hair Salons	2 spaces for each chair or station.
Bed Breakfast Inns	1 space for each guest room, plus 2 additional spaces.
Hotels & Motels	1 space for each guest room, plus 2 additional spaces.
Night Clubs, Bars, Cocktail Lounges	1 space for every 200 sq. ft. of gross floor area.
Professional Offices, including Engineers, Architects, Realtors, Financial Advisors, Medical & Dental	1 space for every 250 sq. ft. of gross floor area.
Retail Sales & Service	1 space for every 250 sq. ft. of gross floor area.
Restaurants	1 space for every 4 seats or 1 space for every 200 sq. ft. of dining area, which is ever greater.
Shopping Centers	1 space for every 300 sq. ft. of gross floor area.
<b>Industrial Uses</b>	
Mini Storage Facilities	1 space for every 20 units.
Warehouses, Wholesale Manufacturing	1 space for every 500 sq. ft. of gross floor area.
<b>Recreational Uses</b>	
Amusement Arcades	1 space for each 300 sq. ft. of gross floor area, plus 10 bicycle spaces/racks within 25 feet of main entrance

Land Use Type	Minimum Number of Required Off-Street Parking Spaces
<b>Recreational Uses Continued</b>	
Batting Cages/Golf Driving Range	1.5 spaces per batting stand or tee.
Billiard/Pool Hall	2 spaces per table.
Bowling Alleys	3 spaces for each lane.
Card Room, Bingo	1 space for every 4 seats.
Fitness Clubs	1 space for every 250 sq. ft. of gross floor area.
Skating Rinks	1 space for every 500 sq. ft. of gross floor area.
<b>Other uses</b>	
Care, Convalescent & Nursing Homes	1 space for every 2 beds
Child Care Center	1 space per 8 children.
Churches, Worship Facilities	1 space for every 4 seats. Without fixed seats, 1 space for every 100 sq. ft. of assembly area.
Hospitals	1 space for every 2 beds
Mortuaries	1 space for every 4 seats. Without fixed seats, one space for every 100 sq. ft. of assembly area.

(b) Parking Spaces for Uses Not Specified: The parking space requirements for uses not set forth in this Code shall be fixed by the Community Development Director in consultation with the Director of Public Works based upon available studies and standards for the most comparable use.

(c) Fractional Spaces: Where the application of the parking requirement table results in a fractional parking space requirement, a fraction of 0.5 or higher shall be resolved to the higher whole number.

(d) Variable Demand: Where the demand for parking is variable because of work shifts or peak business periods, parking space requirements shall be based upon the periods of highest parking demand.

### **(18) Handicap Parking Facilities**

(a) Parking Facilities for the Physically Handicapped: Facilities accommodating the general public, including but not limited to auditoriums, theaters, restaurants, hotels, motels, stadiums, retail establishments, medical offices and office buildings shall provide parking spaces for the physically handicapped.

(b) Location of Handicap Spaces: The handicapped parking spaces must be located so they are the closest spots to the accessible entrance and should be on ground level. The only exception is if the closest space is on a slope or uneven surface that would make it difficult to maneuver a

wheelchair through. In that case, the closest flat space should be designated for handicapped parking. There must also be an accessible route between the parking spot and the entrance way. On this route there cannot be stairs or sloped surfaces, and it must be slip-proof.

(c) Size of Handicap Spaces: Handicapped parking spaces shall be at least 9 feet wide and 18 feet long. Access aisles for cars must be at least 18 feet long and 5 feet wide. Access aisles for vans must be at least 18 feet long and 8 feet wide.

(d) Number of Handicap Spaces: Parking facilities containing 1 through 25 spaces, inclusive, shall include one (1) handicapped parking space permanently signed with the international symbol of accessibility. One more handicapped space shall be provided for each additional 25 spaces or increment thereof. One out of every 8 stalls

### **(19) Bicycle Parking Facilities**

Each multi-family and non-residential land use shall provide bicycle parking in compliance with this Section.

(a) Bicycle Parking Design, Devices and Location: Each bicycle parking or storage space shall be no less than 6 feet long by 2 feet wide, plus additional space as may be needed for access, and shall have a rack or shelter capable of supporting and securing bicycles of various types and sizes in an upright position. Each space shall be conveniently located and interfere with pedestrian walkways.

(b) Number of Bicycle Spaces: Bicycle spaces shall be required as follows:

<b>Vehicle Parking Spaces Required</b>	<b>Number of Bicycle Spaces Required</b>
3 - 25	3
26 - 50	5
51 - 75	10
76 - 100	15
100+	20

### **(20) Motorcycle Parking**

A parking lot with 20 or more spaces shall provide motorcycle parking spaces conveniently located near the main entrance of a structure and accessed by the same aisles that provide access to the vehicle parking spaces in the lot.

(a) Number of Parking Spaces: A minimum of 1 motorcycle parking space shall be provided for each 20 vehicle spaces or fraction thereof.

(b) Space Dimensions: Each motorcycle space shall have a minimum dimension of 4 feet wide by 7 feet long.

## **(21) Loading Space Requirements**

(a) Number of Required Loading Spaces: Non-residential uses shall provide off-street loading spaces in compliance with the Table below. Requirements for uses not listed shall be determined by the Community Development Director in consultation with the Director of Public Works based upon the requirements for comparable uses.

**Required Off-Street Loading Spaces**

<b>Type of Land Use</b>	<b>Total Gross Floor Area</b>	<b>Loading Spaces required</b>
Industrial, Manufacturing, Research and Development, Institutional and Service Uses	5,000 to 40,000 sq. ft.	1
	40,001 + sq. ft.	1 for each additional 40,000 sq. ft. up to a maximum of 3
Office and Retail Commercial	15,000 sq. ft. to 100,000 sq. ft.	1
	100,000 + sq. ft.	1 for each additional 100,000 sq. ft. up to a maximum of 3

(b) Standards for Off-Street Loading Areas: Off-street loading areas shall be provided in compliance with the following:

(i) Dimensions: Loading spaces shall be a minimum of 11 feet in width, 35 feet in length, with 14 feet of vertical clearance;

(ii) Lighting: Lighting shall also comply with the provisions of Section 17.30.180(15) (Parking Lot Lighting).

(c) Location of Loading Areas: The location of off-street loading areas shall be provided in compliance with the following:

(i) As near as possible to the main structure and limited to the rear two-thirds of the parcel, if feasible;

(ii) Situated to ensure that loading and unloading takes place on-site and in no case faces a public street, or is located within a required front setback, adjacent public right-of-way, or other on-site traffic circulation areas;

(iii) Situated to ensure that all vehicular maneuvers occur on-site. The loading areas shall allow vehicles to enter from and exit to a public street in a forward motion only; and

(iv) Situated to avoid adverse impacts upon neighboring residential properties and located no closer than 25 feet from a residential zoning district unless adequately screened.

(v) Loading spaces shall not be required for existing structures/uses located south of Elm Street on Wildwood Avenue.

(d) Loading Ramps: Plans for loading ramps or truck wells shall be accompanied by a profile drawing showing the ramp, ramp transitions, and overhead clearances.

(e) Screening: Loading areas shall be screened from abutting parcels and streets with a combination of dense landscaping and solid masonry walls with a minimum height of six feet.

(f) Striping. The striping of off-street loading areas shall be provided in compliance with Section 17.30.180(8) and the following:

(i) Loading spaces shall be striped, and identified for "loading only."

(ii) The striping and "loading only" notations shall be continuously maintained in a clear and visible manner in compliance with the approved plans.

(g) Surfacing: The surfacing of off-street loading areas shall be provided in compliance with the following:

(i) All loading areas shall be surfaced with asphalt, concrete pavement, durable pervious surface, or comparable material as determined by the Director of Public Works and the City Engineer when necessary and shall be graded to dispose of all surface water to the satisfaction of the Director of Public Works;

(h) Grading Plans: All grading plans relating to the loading facilities shall be reviewed and approved by the Director of Public Works and the City Engineer when necessary before any work can commence.

(i) Modifications: The Community Development Director in consultation with the Director of Public Works based may modify the provisions of this Section, where the Community Development Director first determines that the operating, shipping, and delivery characteristics of the use do not require the number or type of loading spaces required by this Section.

### **Section 3. Severability**

If any provision of the ordinance is invalidated by any court of competent jurisdiction, the remaining provisions shall not be affected and shall continue in full force and effect.

### **Section 4. Limitation of Actions**

Any action to challenge the validity or legality of any provision of this ordinance on any grounds shall be brought by court action commenced within ninety (90) days of the date of adoption of this ordinance.

### **Section 5. CEQA Compliance**

The City Council has determined that the adoption of this ordinance is exempt from review under the California Environmental Quality Act (CEQA), subject to Section 15061 of the CEQA Guidelines. Due to the nature of the proposed code revisions, there is no evidence that any significant impact to the environment would occur as a result of adoption of the Ordinance. Any environmental effects associated with adoption and implementation of the Ordinance.

### **Section 5. Effective Date**

This ordinance becomes effective thirty (30) days after the date of its approval and adoption.

**I HEREBY CERTIFY** that the forgoing Ordinance was duly introduced at a regular meeting of the City Council of the City of Rio Dell on October 2, 2012 and furthermore the forgoing Ordinance was passed, approved and adopted at a regular meeting of the City Council of the City of Rio Dell, held on the 16th of October 2012 by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

ATTEST:

\_\_\_\_\_  
Julie Woodall, Mayor

\_\_\_\_\_  
Karen Dunham, City Clerk


---


675 Wildwood Avenue  
Rio Dell, CA 95562  
(707) 764-3532



For Meeting of: October 16, 2012

To: City Council

From: Kevin Caldwell, Community Development Director 

Through: Jim Stretch, City Manager 

Date: September 27, 2012

Subject: Town Center Use Types, Town Center/Urban Residential Map Designation, Edwards Acquisition General Plan Amendments and Zone Reclassifications

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**Recommendation:**

That the City Council:

1. Receive staff's report regarding amending the Town Center allowed uses, related General Plan Policies and Tables, the Town Center/Urban Residential map designation and the Edwards/City General Plan Amendment and Zone Reclassification;
2. Open the public hearing, receive public input and deliberate;
3. Introduce Ordinance No. 297-2012 amending the Town Center/Urban Residential zoning designations, the allowed uses and development standards of the Town Center zone, the Edwards Suburban Low/Public Facility zoning designations and continue consideration of the proposed Ordinance to your meeting of November 6, 2012 for the second reading and adoption;
4. Introduce Resolution No. 1177-2012 amending the Town Center to Urban Residential and Suburban Low to Public Facilities land use mapping designations, Land Use Policies LU-5 and LU-19 and Tables 1-2 and 1-2 of the General Plan and continue consideration of the proposed Ordinance to your meeting of November 6, 2012 for the second reading and adoption.

## **Summary**

The proposed amendments will:

1. Amend the Town Center/Urban Residential General Plan and Zoning map designations by redesignating approximately 37 acres from Town Center to Urban Residential;
2. Amend the Suburban Low/Public Facility General Plan and Zoning map designations by redesignating approximately 3,800 square feet from Suburban Low to Public Facility;
3. Amend Table 1-1, Rio Dell Land Use Designation Acreage Distribution, to reflect the Town Center/Urban Residential mapping changes, the 2008-2009 Sawmill and Blue Slide Road annexations, the Edwards acquisition and the error in the Suburban Residential acreage;
4. Amend the Town Center description, Table 1-2, the Town Center permitted uses and Land Use policies LU-5 and LU-19 of the General Plan to reflect the proposed changes;
5. Amend the Town Center zoning text, Title, 17, Section 17.20.040 of the Rio Dell Municipal Code (RDMC) to reflect the proposed changes.

The amendments were presented to the Planning Commission at their meeting of September 26, 2012. After thoroughly discussing the recommended changes, the Planning Commission is recommending two changes to staff's recommendations.

In regards to the allowed principally permitted uses, there was some discussion regarding dry cleaning processing plants. Staff's intent was to allow dry cleaning retail services, not commercial dry cleaning processing plants (i.e. Mission Linen in Eureka). The Planning Commission agreed and suggested we revise the language (grammar) accordingly. As such the Ordinance has been revised.

The other recommended change was in regards to staff's recommended language concerning Live-Work units. Staff had recommended that the living unit be required to be occupied by only the operator of the commercial business. The Planning Commission felt this may be too restrictive and may possibly discourage new business opportunities in the downtown area. In addition, it was pointed out that there are some existing living units in the rear of some of the downtown buildings. Most new business owner will likely not chose to live in those units for one reason or another. To require them to do so does not seem realistic. The Ordinance has been revised to reflect the Planning Commission's recommendation to eliminate the provision to require that the operator of the business live in the back unit.

## **Background**

In May of this year staff organized a community workshop to discuss the One Way street concept in the Avenues neighborhoods and the possibility of amending the Town Center/Urban Residential land use designations. The current Town Center designation extends into predominantly and historically residential areas.

Existing single story single family residences are considered a non-conforming use in the Town Center zone. However, there are provisions, Section 17.30.160(3)(a) that allows non-conforming single story homes to be maintained, restored and expanded within the required setbacks. Regardless, the non-conforming designation has caused lenders to request "Burn Down" letters from the City regarding the ability to rebuild in case the residence is destroyed. There was discussion and support for limiting the Town Center designation to those parcels which front on Wildwood Avenue. The proposed changes are shown in **Exhibit A**.

In addition, there were discussions regarding expanding the allowed uses of the Town Center designation, including artisan studios, to encourage commercial development in the down town area. Another issue discussed was the requirement for two-story structures in the Town Center zone. Some folks felt that the two-story requirement could actually be discouraging new development. As such, there was support for the elimination of the two-story requirement for new structures located in the Town Center zone. The two-story requirement is not only applied to new commercial development, but also to new residential development.

The issue of requiring or not requiring new two-story mixed-use commercial structures in the Town Center is one of the issues staff expects both the Commission and the City Council will discuss. Staff certainly encourages mixed-use commercial development in the down town area, but at the same time does not want to recommend any regulations which may discourage new commercial development.

Included as **Attachment A** is a copy of the existing development standards for the Town Center zone. **Attachment B** identifies the recommended deletions in ~~striketrough~~ and recommended additions in blue text and underlined. **Attachment C** identifies the recommended development standards for the Town Center zone.

In order to ensure the recommended changes are consistent with the General Plan, a General Plan Amendment is required for both the mapping changes and the text changes. The City's General Plan and Zoning map designations are consistent with one another and are actually identified on one map.

In regards to the recommended text amendments, staff is recommending that the land use description of the Town Center designation be amended. The existing Town Center description is shown below:

*The Town Center designation is the heart of Rio Dell. It is a mixed-use district that contains residential, commercial, office, lodging, and civic uses. The minimum lot size is 2,500 square feet. The required open space for residential uses is 35 percent, and there is no requirement for open space for non-residential uses.*

Staff is recommending that we expand the description as follows:

*The Town Center or TC designation is intended to provide an area for a broad range of uses which generate high pedestrian traffic and which do not have large space requirements, including artisan workshops and galleries, retail businesses, personal services, offices, eating places, visitor accommodations, and similar uses. Mixed residential-commercial uses are an important component of the TC designation and are encouraged to ensure an economically and socially vibrant downtown that is intended for, and enjoyed by, residents and visitors alike.*

The recommended description clearly indicates that the City's intent in the types of uses the City would like to see in the down town area. One of the primary reasons for amending the allowed use types is to try to attract and establish a vibrant down town arts community to be enjoyed by residents and visitors alike.

There are a number of General Plan land use policies that directly refer to the Town Center designation. Below is a copy of the applicable policies:

- LU-2. Encourage new construction in the Town Center that complements its historic character.
- LU-3. Encourage infill development of vacant and underutilized land in the Town Center before amending the General Plan to allow additional commercial and residential land elsewhere.
- LU-4. Prepare and adopt a mixed-use plan for the Wildwood Corridor that includes architectural guidelines, streetscape, pedestrian improvements and parking regulations.
- LU-5. Encourage residential development in the Town Center for a variety of social and income groups.
- LU-6. Protect adjacent residential neighborhoods with guidelines that scale down development at the periphery of the Town Center.
- LU-19. Residential uses within new buildings on lots located adjacent to Wildwood Avenue between Elm Street and the Eagle Prairie Bridge shall be limited to upper floors only. Exceptions for live-work uses may be provided through a conditional use permit where residential activities are located at the back of buildings.
- LU-23. Provide sufficient land for business expansion and attraction of new employers by designating a mixed-use corridor along Wildwood Avenue and in the Town Center.

Staff believes that Policies LU-5 and LU-19 need to be revised. Staff recommends that Policy LU-5 be slightly revised to refer to mixed-use residential development on the upper floors of multistory buildings. Accordingly, staff recommends the Policy be amended as follows:

- LU-5. Encourage mixed-use residential development on the upper floors of multistory buildings in the Town Center for a variety of social and income groups.

In addition, staff recommends that Policy LU-19 be revised to eliminate the reference to those lots between Elm Street and the Eagle Prairie Bridge. It is staff's recommendation that all

residential development in the Town Center designation be limited to upper floors of multistory buildings. In addition, staff is recommending that Live-Work units not occupy more than 40% of the floor area. Therefore, staff recommends that Policy LU-19 be amended as follows:

LU-19 ~~Residential uses within new buildings on lots located adjacent to Wildwood Avenue between Elm Street and the Eagle Prairie Bridge shall be limited to upper floors only. Exceptions for Live-work uses may be provided through a conditional use permit where residential activities are located at the back of buildings.~~ do not occupy more than 40% of the gross floor area.

The City recently acquired approximately 3,800 square feet of APN's 053-051-006 & -007 and an associated easement of about 300 square feet from Collin and Kathryn Edwards for the purpose of providing an additional access to the City's treatment facility. At the time of the pending acquisition, staff recommended once the property was acquired, that staff follow-up with the Plan and Zone Boundary Amendment. The area that was acquired by the City is recommended to be redesignated from Suburban Low (SL) to Public Facility (PF). Please refer to **Exhibit B**.

Based on the recommended mapping amendments, Table 1-1 Rio Dell Land Use Designation Acreage Distribution needs to be revised to reflect the changes. The current Town Center designation encompasses 48 acres. The current Urban Residential designation encompasses 326.6 acres. The recommended mapping changes will redesignate approximately 37.25 acres from Town Center to Urban Residential. In addition, Table 1-1 Rio Dell Land Use Designation Acreage Distribution needs to be revised to reflect the 2009 Sawmill and Blue Slide Road annexations (300.1 acres), the Broussard and Eel River Sawmills amendments and the Edwards acquisition. Accordingly, staff recommends that Table 1-1 Rio Dell Land Use Designation Acreage Distribution, be revised as follows:

**Table 1-1 Rio Dell Land Use Designation Acreage Distribution**

Land Use Designation		City		SOI		Total	
		Acreage	%	Acreage	%	Acreage	%
R	Rural	334.0	21.2%	160	100%	494.0	28.6%
SL	Suburban Low	250.9	16.3%	0	0.0%	250.9	14.6%
SM	Suburban Medium	0	0.0%	0	0.0%	0	0.0%
SR	Suburban Residential	6.0	0.3%	0	0.0%	6.0	0.3%
UR	Urban Residential	361.0	22.8%	0	0.0%	361.0	21.0%
TC	Town Center	10.7	0.8%	0	0.0%	10.7	0.6%
NC	Neighborhood Commercial	6.0	0.3%	0	0.0%	6.0	0.3%
CC	Community Commercial	33.0	2.1%	0	0.0%	33.0	1.9%
I	Industrial	0	0.0%	0	0.0%	0	0.0%
IC	Industrial Commercial	77.0	4.9%	0	0.0%	77.0	4.4%
NR	Natural Resources	176.0	11.1%	0	0.0%	176.0	10.1%
PF	Public Facility	50.1	3.4%	0	0.0%	50.1	2.9%
	Road Rights of Way/River	266.0	16.8%	0	0.0%	266.0	15.3%
<b>Totals:</b>		<b>1578.9</b>	<b>100%</b>	<b>160</b>	<b>100%</b>	<b>1738.9</b>	<b>100%</b>

## **Procedures for Plan Amendments**

California Government Code § 65350-65362 contains the following procedural requirements to amend a general plan:

- Prior to action to amend a general plan, the proposed action should be referred to and circulated for 45 days to: the City, County, school districts, LAFCo, regional planning agencies, any federal or state agencies, water providers, and Native American tribes with traditional lands located within the City;
- The Planning Commission shall hold at least one public hearing before approving a recommendation on the amendment;
- The Planning Commission shall make a written recommendation on the amendment;
- Prior to amending the general plan, the City Council shall hold at least one public hearing;
- The City Council shall amend the general plan by resolution, which shall be adopted by not less than a majority of the legislative body;
- City Council may approve, modify, or disapprove the Planning Commission recommendations, however any substantial modifications not previously considered by the Planning Commission shall first be referred to the Planning Commission for its recommendation;
- Copies of the adopted general plan amendment shall be made available for inspection by the public one working day following adoption;
- Within two working days after a request, copies shall be furnished to those so requesting;
- Any specific plan or other plan of the City that is applicable to the same areas or matters affected by a general plan amendment shall be reviewed and amended as necessary to make the specific or other plan consistent with the General Plan;

## **Procedures for Zoning Ordinance Amendments**

Pursuant to Section 17.30.010 of the City of Rio Dell Municipal Code, the following City procedures are required to amend the Ordinance:

- An amendment may be initiated by one or more owners of property affected by the proposed amendment, as set out in Section 17.30.010(3), or by action of the Planning Commission, or the City Council.
- The application of one or more property owners for the initiation of an amendment shall be filed in the office of the City Clerk on a form provided, accompanied by a filing fee.
- Subject only to the rules regarding the placing of matters on the Planning Commission agenda, the matter shall be set for a public hearing.
- Notice of hearing time and place shall be published once in a newspaper of general circulation at least ten calendar days before the hearing or by posting in at least three public places.
- At the public hearing, the Planning Commission shall hear any person affected by the proposed amendment. The hearing may be continued from time to time.

- Within 40 days of the conclusion of the hearing, the Planning Commission shall submit to the City Council a written report of recommendations and reasons therefore.
- Subject only to the rules regarding the placing of matters on its agenda, the City Council, at its next regular meeting following the receipt of such report, shall cause the matter to be set for a public hearing. Notice of the time and place of the hearing shall be given as provided in Section 17.30.010(5), hereof.
- At the public hearing, the City Council shall hear any person affected by the proposed amendment. The hearing may be continued to a specified future date, but shall be concluded within 60 days of the commencement thereof.
- The City Council shall not make any change in the proposed amendment until the proposed change has been referred to the Planning Commission for a report, and the Planning Commission report has been filed with the City Council.

### **Plan and Zone Amendment Required Findings:**

#### **1. The proposed amendments are deemed to be in the public interest.**

##### **Town Center Text Amendments**

The proposed text amendments to the Town Center land use and zoning designations are in the public interest because:

- The current description of the Town Center designation in the Zoning Regulations is vague and incomplete. It does not clearly convey the intent of the designation;
- The current identified principally and conditionally permitted uses are general in nature and do not identify specific use types. As such the City is required to make consistency findings on a case by case basis;
- Identifying specific use types not only makes it easier for the City to make use type determinations, but also clearly conveys to the public what types of uses are principally and conditionally permitted;
- Identifying artisan studios as conditionally permitted uses will encourage a downtown arts and entertainment district and help revitalize the downtown commercial district to be enjoyed by residents and visitors alike;
- The current designation allows detached and attached single family dwellings. The public and the City want to encourage commercial development as the primary use in the downtown area and residential uses as accessory uses;
- The current Town Center Development Standards require that buildings be a minimum of two-stories. Based on community comments, many folks believe this discourages new commercial businesses who have no desire to build a multi-story building; and
- There is no need for residential setback requirements because detached and attached single family dwellings will no longer be allowed uses under the recommended amendments.

## Town Center/Urban Residential Mapping

Limiting the Town Center designation to those parcels that front on Wildwood Avenue is in the public interest because:

- Some of the allowed Town Center uses are not compatible with the existing residential character of the adjacent neighborhoods;
- There are no existing commercial uses within the area to be redesignated;
- The area to be redesignated Urban Residential is developed with residential uses;
- Existing single story residences are considered non-conforming uses and cannot be rebuilt if more than 60% of its current appraised value is destroyed;
- Some lending institutions are reluctant to finance existing single family homes that are not two-stories in height as required by the Town Center designation;
- Some folks believe the 2,500 square foot minimum requirement in the Town Center designation is not compatible with the existing development pattern of the neighborhoods; and
- The 2,500 square foot minimum and 25 foot lot width minimum requirement in the Town Center designation encourages additional driveways and reduces available on street parking in neighborhoods that already have limited on-street parking

## Edwards Acquisition

Redesignating the 3,800 square foot parcel acquired by the City from the Edwards from Suburban Residential to Public Facility is in the public interest because:

- The Public Facility designation is intended to be applied to City and other government owned lands (i.e. Schools, Utilities, Fire Stations, etc.) within the City; and
- The City acquired title of the property in the spring of this year.

## **2. The proposed amendments are consistent and compatible with the rest of the General Plan and any implementation programs that may be affected.**

As discussed in the background section, the proposed amendments include minor changes to the Land Use Policies to ensure overall consistency with the rest of the General Plan. The recommended Land Use Policy revisions are as follows:

- LU-5. Encourage [mixed-use](#) residential development [on the upper floors of multistory buildings](#) in the Town Center for a variety of social and income groups.

In addition, staff recommends that Policy LU-19 be revised to eliminate the reference to those lots between Elm Street and the Eagle Prairie Bridge. It is staff's recommendation that all residential development in the Town Center designation be limited to upper floors of multistory buildings. In addition, staff is recommending that Live-Work units not occupy more than 40% of

the floor area and that the Live-Work unit be occupied by the operator of the business. Therefore, staff recommends that Policy LU-19 be amended as follows:

LU-19 ~~Residential uses within new buildings on lots located adjacent to Wildwood Avenue between Elm Street and the Eagle Prairie Bridge shall be limited to upper floors only. Exceptions for Live-work uses may be provided through a conditional use permit where residential activities are located at the back of buildings.~~ do not occupy more than 40% of the gross floor area.

With these recommended changes, staff believes the amendments are consistent with an overall comprehensive view of the General Plan.

**3. The potential impacts of the proposed amendments have been assessed and have been determined not to be detrimental to the public health, safety, or welfare.**

There is no evidence to suggest that the proposed amendments would be detrimental to the public health, safety or welfare.

The proposed Town Center/Urban Residential mapping amendment will help ensure that potential uses in the residential areas will be compatible with the existing residential character of the area. In addition, the Urban Residential designation requires 6,000 square foot minimum parcel sizes, which is clearly consistent with the residential development pattern of the area. The Town Center designation allows 25 foot wide, 2,500 square foot lots. These smaller lots increase the overall density, parking demands and eliminate already scarce on street parking opportunities.

The recommended text amendments are very minor in nature. The recommended changes essentially clarify the allowed uses, identify artisan studios as conditionally permitted uses, establish Live-Work development standards and eliminate the requirement for two-story construction in the Town Center designation. The other text amendments to Tables 1-1 and 1-2 of the General Plan are also very minor and there is no evidence or reason to believe that they would be detrimental to the public health, safety or welfare.

**4. The proposed amendments have been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA).**

The primary purpose of the California Environmental Quality Act (CEQA) is to inform the decision makers and the public of potential environmental effects of a proposed project.

Based on the nature of the project, staff has determined that the project is Statutorily Exempt pursuant to Section 15061(b) (3) of the CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations. Pursuant to Section 15061(b) (3) of the CEQA Guidelines this exemption is covered by the general rule that CEQA applies only to projects which have the potential for causing a **significant** effect on the environment. Where it can be seen with certainty that there is no possibility that the project in question may have a significant effect on the environment, the project is not subject to CEQA.

The proposed parking amendment identifies additional land use types, requires buffers, landscaping, lighting provisions and on-site stormwater detention/retention facilities for larger parking areas. Staff believes these are beneficial impacts on the environment.

As discussed above, the Town Center/Urban Residential mapping change will actually reduce potential impacts associated with overcrowding, on-street parking availability and potential conflicts with the existing residential character of the area.

Based on the nature of the proposed amendments, staff believes there is no evidence to suggest that the amendments will have a **significant** effect on the environment.

### **Financial Impact**

The City is responsible for the costs associated with processing the proposed amendments. The staff time associated with the processing of the amendment is included in the current budget. Therefore, no additional budget costs will be incurred.

### **Alternatives**

The Planning Commission could recommend that the City Council not pursue the proposed amendments.

### **Exhibits/Attachments:**

Exhibit A. Proposed Town Center to Urban Residential mapping designations.

Exhibit B. Proposed Suburban Low to Public Facilities mapping designation.

Attachment A. Existing Development Standards for the Town Center zone.

Attachment B. The recommended Town Center zone deletions in ~~striketrough~~ and recommended additions in [blue text and underlined](#).

Attachment C. The recommended development standards for the Town Center zone.

Attachment D. Existing and proposed changes to Table 1-2 of the General Plan.

Attachment E. Draft Ordinance No. 297-2012 amending the Town Center/Urban Residential zoning designations, the allowed uses and development standards of the Town Center zone.

Attachment F. Draft Resolution No. 1177-2012 amending the Town Center to Urban Residential and Suburban Low to Public Facilities land use mapping designations, Land Use Policies LU-5 and LU-19 and Tables 1-2 and 1-2 of the General Plan.

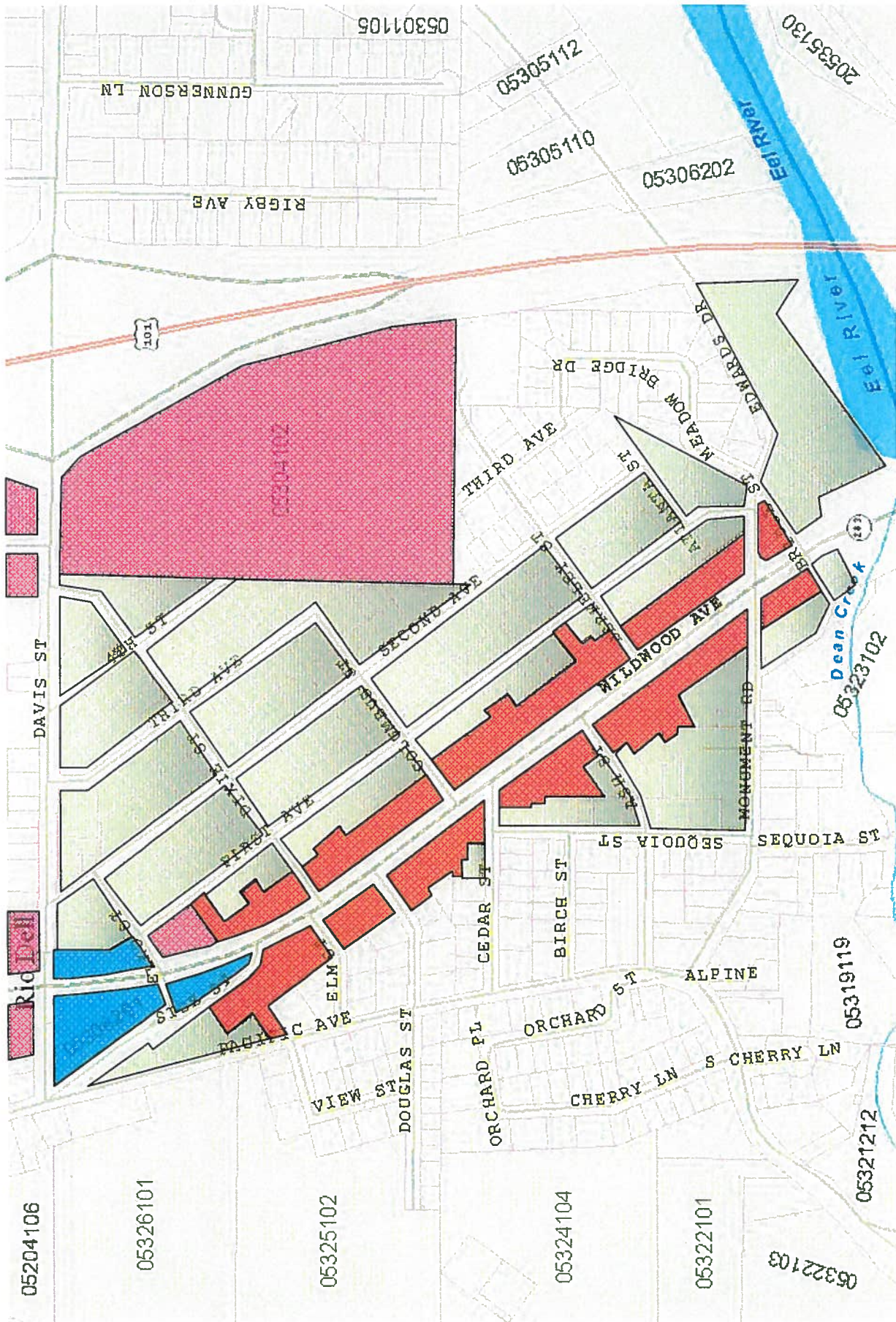
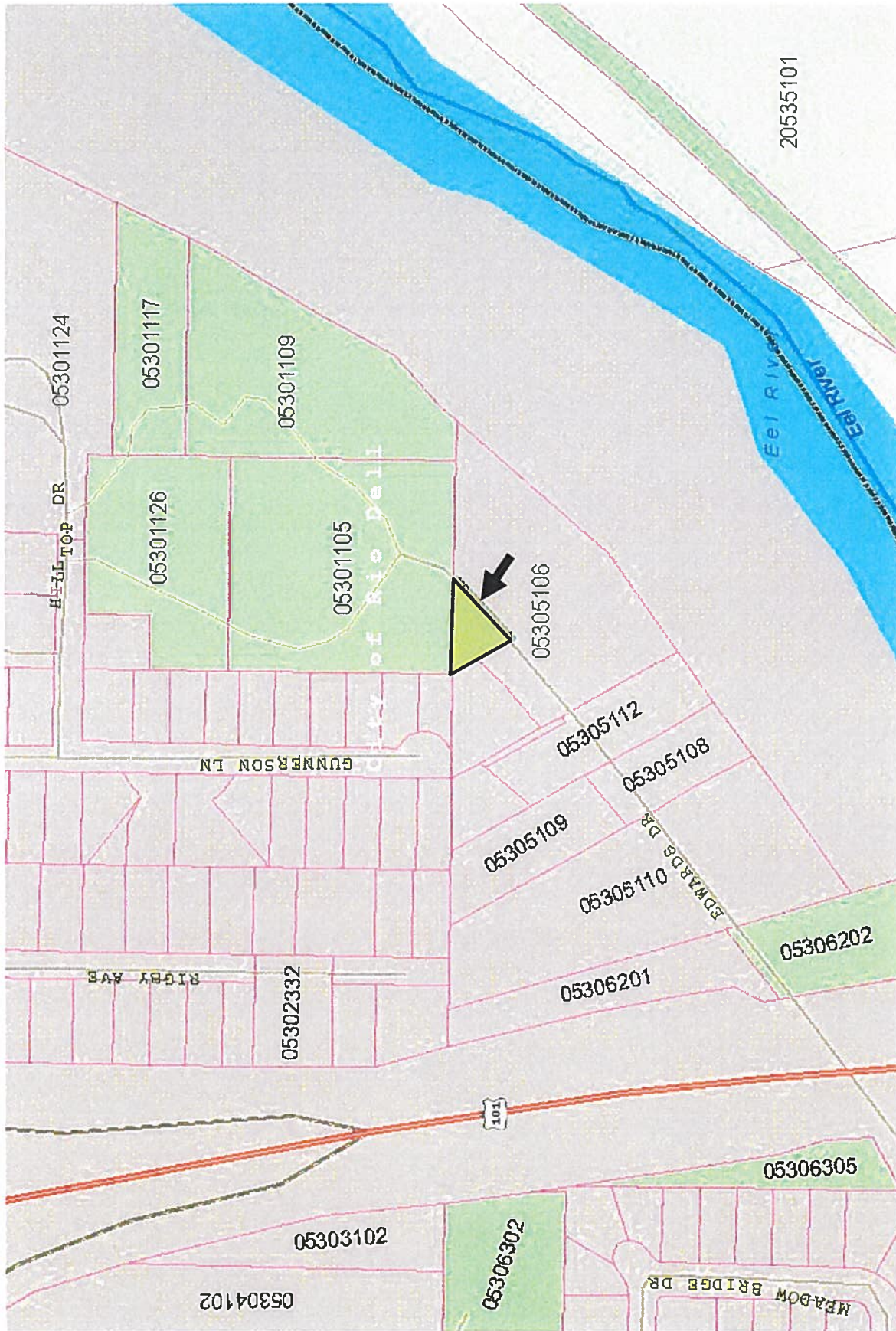


Exhibit A

Proposed Town Center to Urban Residential

EXHIBIT A



**EXHIBIT B**  
**PROPOSED AREA TO BE REDESIGNATED FROM SUBURBAN LOW TO PUBLIC FACILITY**



## **Existing Town Center Regulations**

### **17.20.040 Town Center or TC zone.**

The purpose of the town center or TC zone is to maintain the downtown as the heart of the City by establishing a mixed use district. The following regulations shall apply in all town center or TC zones:

**(1) Principal Permitted Uses.**

- (a) Detached and attached single-family dwellings;
- (b) Live/work residential;
- (c) Rooming and boarding of not more than two persons not employed on the premises;
- (d) Business and professional services;
- (e) Retail;
- (f) Restaurants;
- (g) Theaters;
- (h) Galleries;
- (i) Health services;
- (j) Commercial/residential building where the ground floor is put to one or more of the non-residential uses contained in this subsection and the upper floors are used solely for residential purposes.

**(2) Uses Permitted with a Use Permit.**

- (a) Civic and cultural organizations;
- (b) Hotels and motels;
- (c) Bars.

**(3) Other Regulations.** See Table 17.20.040 for development standards for the town center (TC) zone.

Table 17.20.040

Development Standards for the Town Center or  
TC Zone

Site Development Standard	Zone Requirement
Minimum Lot Area:	2,500 square feet
Maximum Ground Coverage:	100% for commercial, 35% for separate residential units [Floor Area Ratio = 2]
Minimum Lot Width:	25 feet
Minimum Yard Front:	20 feet (No setbacks required for mixed use or nonresidential uses)
Rear:	10 feet (No setbacks required for mixed use or nonresidential uses)
Side:	5 feet (No setbacks required for mixed use or nonresidential uses)
Minimum Building Height:	2 stories
Maximum Building Height:	3 stories or 45 feet

[Ord. 252 § 4.04, 2004.]

## 17.20.040 Town Center or TC zone.

~~The purpose of the town center or TC zone is to maintain the downtown as the heart of the City by establishing a mixed use district.~~

The purpose of the Town Center or TC zone is to provide an area for a broad range of uses which generate high pedestrian traffic and which do not have large space requirements, including artisan workshops and galleries, retail businesses, personal services, offices, eating places, visitor accommodations, and similar uses. Mixed residential-commercial uses are an important component of the TC zone and are encouraged to ensure an economically and socially vibrant downtown that is intended for, and enjoyed by, residents and visitors alike.

The following regulations shall apply in all town center or TC zones:

### (1) Principal Permitted Uses.

~~(a) Detached and attached single-family dwellings;~~ Resident and visitor-serving retail and service uses conducted entirely within an enclosed building, including, but not limited to: grocery stores; drug stores; hardware stores; variety stores; sporting goods stores; bakeries; coffee shops; fruit and vegetable markets; bicycle sales, rentals and repair shops; bowling alleys; furniture sales; audio-video stores; florists; frame shops; clothing and apparel businesses; health clubs; dry cleaning (not including processing plants); laundromats; tailors; shoe repair; retail sales and repair of household goods and appliances; and hobby and craft shops;

~~(b) Live/work residential;~~ Apartments on the upper floors of multistory buildings.

~~(c) Rooming and boarding of not more than two persons not employed on the premises; Personal~~ Service establishments, such as spas, nail salons, beauty salons, and barbershops

~~(d) Business and professional services~~ offices, such as for accountants, lawyers, architects, engineers, realtors, financial advisors, medical and dental offices,

~~(e) Retail;~~ Banks and financial institutions without drive-up facilities

~~(f) Restaurants~~ and licensed premises (bars) appurtenant thereto;

~~(g) Movie~~ Theaters;

~~(h) Galleries,~~ museums and gift shops;

~~(i) Health services;~~

~~(j) Commercial/residential building where the ground floor is put to one or more of the non-residential uses contained in this subsection and the upper floors are used solely for residential purposes.~~

### (2) Uses Permitted with a Use Permit.

~~(a) Civic and cultural organizations~~ such as Elk and Moose Lodges, Rotary clubs, garden clubs;

(b) Hotels and motels; Bed and Breakfast Inns;

(c) ~~Bars~~. Licensed premises (bars) not appurtenant to any restaurant.

(d) Artisan studios and showrooms including, but not limited to: woodworking, glass blowing, metal works, ceramics, crafts, and clothing manufacturers.

(e) Live-Work units where residential activities are located at the back of buildings, do not occupy more than 40% of the gross floor area.

(3) Other Regulations. See Table 17.20.040 for development standards for the town center (TC) zone.

Table 17.20.040

Development Standards for the Town Center or  
TC Zone

Site Development Standard	Zone Requirement
Minimum Lot Area:	2,500 square feet
Maximum Ground Coverage:	100% for commercial, <del>35% for separate residential units</del> [Floor Area Ratio = 2]
Minimum Lot Width:	25 feet
Minimum Yard	
Front:	<u>None</u> . <del>20 feet (No setbacks required for mixed use or nonresidential uses)</del>
Rear:	<u>None</u> . <del>10 feet (No setbacks required for mixed use or nonresidential uses)</del> <u>if abutting a residential zone.</u>
Side:	<u>None</u> . <del>5 feet (No setbacks required for mixed use or nonresidential uses)</del> <u>if abutting a residential zone.</u>
<del>Minimum Building Height:</del>	<del>2 stories</del>
Maximum Building Height:	3 stories or 45 feet

[Ord. 252 § 4.04, 2004.]

#### **17.20.040 Town Center or TC zone.**

The purpose of the Town Center or TC zone is to provide an area for a broad range of uses which generate high pedestrian traffic and which do not have large space requirements, including artisan workshops and galleries, retail businesses, personal services, offices, eating places, visitor accommodations, and similar uses. Mixed residential-commercial uses are an important component of the TC zone and are encouraged to ensure an economically and socially vibrant downtown that is intended for, and enjoyed by, residents and visitors alike.

The following regulations shall apply in the Town Center or TC zone:

##### **(1) Principal Permitted Uses.**

- (a) Resident and visitor-serving retail and service uses conducted entirely within an enclosed building, including, but not limited to: grocery stores; drug stores; hardware stores; variety stores; sporting goods stores; bakeries; coffee shops; gift shops; fruit and vegetable markets; bicycle sales, rentals and repair shops; bowling alleys; furniture sales; audio-video stores; florists; frame shops; clothing and apparel businesses; health clubs; dry cleaning (not including processing plants); laundromats; tailors; shoe repair; retail sales and repair of household goods and appliances; and hobby and craft shops;
- (b) Apartments on the upper floors of multistory buildings.
- (c) Service establishments, such as spas, nail salons, beauty salons, and barbershops
- (d) Business and professional offices, such as for accountants, lawyers, architects, engineers, realtors, financial advisors, medical and dental offices.
- (e) Banks and financial institutions without drive-up facilities
- (f) Restaurants and licensed premises (bars) appurtenant thereto;
- (g) Movie Theaters; galleries and museums.

##### **(2) Uses Permitted with a Use Permit.**

- (a) Civic and cultural organizations such as Elk and Moose Lodges, Rotary clubs, garden clubs;
- (b) Hotels and motels; Bed and Breakfast Inns;
- (c) Licensed premises (bars) not appurtenant to any restaurant.
- (d) Artisan studios and showrooms including, but not limited to: woodworking, glass blowing, metal works, ceramics, crafts, and clothing manufacturers.
- (e) Live-Work units where residential activities are located at the back of buildings, do not occupy more than 40% of the gross floor area.

**(3) Other Regulations.** See Table 17.20.040 for development standards for the Town Center (TC) zone.

Table 17.20.040

Development Standards for the Town Center or  
TC Zone

Site Development Standard	Zone Requirement
Minimum Lot Area:	2,500 square feet
Maximum Ground Coverage:	100%
Floor Area Ratio	2
<b>Minimum Lot Width:</b>	25 feet
<b>Minimum Yards</b>	
Front:	None.
Rear:	None. 10 feet if abutting a residential zone.
Side:	None. 5 feet if abutting a residential zone.
Maximum Building Height:	3 stories or 45 feet

**Table 1-2 City of Rio Dell General Plan Land Use Designations**

<b>Existing Town Center Designation, Allowed Uses</b>					
<b>Designation</b>	<b>Permitted Uses</b>	<b>Minimum Lot Size</b>	<b>Open Space</b>	<b>Density/FAR</b>	<b>Building Height</b>
<b>Town Center (TC)</b>	<p>Residential uses including detached and attached houses, cottages, live-work units and in the upper floors of mixed-use buildings.</p> <p>Commercial uses including retail sales, retail services, restaurants, theaters, and galleries in a commercial or mixed-use building.</p> <p>Office uses including commercial services, professional services and health services in an office building, in a mixed-use building, or in a live-work unit.</p> <p>Lodging uses including hotels, bed and breakfast inns, rooming houses in a lodging building or in a mixed-use building.</p> <p>Civic and cultural uses including city offices and other governmental services, city parking facilities, conference centers, museums, libraries, day care centers and parks.</p>	2,500 square foot average	0%-for comm. office, & lodging, or mixed-use. 35%	10 to 22 units per net acre  FAR-2	Minimum 2 stories, maximum 3 stories, or maximum of 45 feet
<b>Proposed Town Center Designation, Allowed Uses</b>					
<b>Designation</b>	<b>Permitted Uses</b>	<b>Minimum Lot Size</b>	<b>Open Space</b>	<b>Density/FAR</b>	<b>Building Height</b>
<b>Town Center (TC)</b>	<p>Resident and visitor-serving retail and service uses conducted entirely within an enclosed building, including, but not limited to: retail sales, retail services, restaurants, artisan studios, galleries and theaters</p> <p>Residential uses including apartments on the upper floors of mixed-use buildings and live-work units.</p> <p>Office uses including commercial services, professional services and health services in an office building.</p> <p>Lodging uses including hotels, motels and bed and breakfast inn.</p> <p>Civic and cultural uses including city offices and other governmental services, city parking facilities, conference centers, museums, libraries, day care centers and parks.</p>	2,500 square foot average	0%	10 to 22 units per net acre  FAR-2	Maximum 3 stories or 45 feet

**ORDINANCE NO. 297 - 2012**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIO DELL  
AMENDING THE TOWN CENTER AND URBAN RESIDENTIAL MAP DESIGNATIONS,  
SECTION 17.15.030 OF THE RIO DELL MUNICIPAL CODE AND THE TOWN CENTER  
REGULATIONS, SECTION 17.20.040 OF THE RIO DELL MUNICIPAL CODE:**

**THE CITY COUNCIL OF THE CITY OF RIO DELL DOES ORDAIN AS FOLLOWS:**

**WHEREAS** the current Town Center designation extends into predominantly and historically residential areas; and

**WHEREAS** some of the allowed Town Center uses are not compatible with the existing residential character of the adjacent neighborhoods; and

**WHEREAS** there are no existing commercial uses within the area to be redesignated; and

**WHEREAS** the area to be redesignated Urban Residential is developed with residential uses; and

**WHEREAS** the current description of the Town Center designation in the Zoning Regulations is vague and incomplete and it does not clearly convey the intent of the designation; and

**WHEREAS** the current identified principally and conditionally permitted uses is general in nature and does not identify specific use types. As such the City is required to make consistency findings on a case by case basis; and

**WHEREAS** identifying specific use types not only makes it easier for the City to make use type determinations, but also clearly conveys to the public what types of uses are principally and conditionally permitted; and

**WHEREAS** identifying artisan studios as conditionally permitted uses will encourage a downtown arts and entertainment district and help revitalize the downtown commercial district to be enjoyed by residents and visitors alike; and

**WHEREAS** the current designation allows detached and attached single family dwellings and the public and the City want to encourage commercial development as the primary use in the downtown area and residential uses as accessory uses; and

**WHEREAS** the current Town Center Development Standards require that buildings be a minimum of two-stories. Based on community comments, many folks believe this discourages new commercial businesses who have no desire to build a multi-story building; and

**WHEREAS** the City recently acquired approximately 3,800 square feet of APN's 053-051-006 & -007 and an associated easement of about 300 square feet from Collin and Kathryn Edwards for the purpose of providing an additional access to the City's treatment facility; and

**WHEREAS** the area that was acquired by the City should be redesignated from Suburban Low (SL) to Public Facility (PF); and

**WHEREAS** the City has reviewed and processed the proposed map and text amendment in conformance with Sections 65350 – 65362 of the California Government Code; and

**WHEREAS** the City has reviewed and process the proposed map and text amendments in conformance with Section 17.30.010 of the City of Rio Dell Municipal Code.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission recommends that the City Council finds:

1. That based on public comment, evidence on file and presented in the staff report that the proposed amendments are deemed to be in the public interest; and
2. That based on evidence on file and presented in the staff report that the proposed amendments are consistent and compatible with the rest of the General Plan and any implementation programs that may be affected; and
3. That based on evidence on file and presented in the staff report that the potential impacts of the proposed text amendments have been assessed and have been determined not to be detrimental to the public health, safety, or welfare; and
4. That the proposed amendments have been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA); and
5. That the proposed amendments are Statutorily Exempt pursuant to Section 15061(b) (3) of the CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations.

**BE IT FURTHER RESOLVED**, that the City Council of the City of Rio Dell does hereby ordain as follows:

### **Section 1. Zoning Map Amendments**

Section 17.15.030 of the Rio Dell Municipal Code is hereby amended as follows:

APN 053-051-015 (City of Rio Dell) are hereby redesignated from Suburban Low (SL) to Public Facility (PF).

The Town Center and Urban Residential zones are hereby amended as shown in Exhibit A.

## Section 2. Zoning Text Amendments

Section 17.20.040 is hereby amended as follows:

### 17.20.040 Town Center or TC zone.

~~The purpose of the town center or TC zone is to maintain the downtown as the heart of the City by establishing a mixed use district.~~

The purpose of the Town Center or TC zone is to provide an area for a broad range of uses which generate high pedestrian traffic and which do not have large space requirements, including artisan workshops and galleries, retail businesses, personal services, offices, eating places, visitor accommodations, and similar uses. Mixed residential-commercial uses are an important component of the TC zone and are encouraged to ensure an economically and socially vibrant downtown that is intended for, and enjoyed by, residents and visitors alike.

The following regulations shall apply in all town center or TC zones:

#### (1) Principal Permitted Uses.

- ~~(a) Detached and attached single-family dwellings;~~ Resident and visitor-serving retail and service uses conducted entirely within an enclosed building, including, but not limited to: grocery stores; drug stores; hardware stores; variety stores; sporting goods stores; bakeries; coffee shops; fruit and vegetable markets; bicycle sales, rentals and repair shops; bowling alleys; furniture sales; audio-video stores; florists; frame shops; clothing and apparel businesses; health clubs; dry cleaning (not including processing plants); laundromats; tailors; shoe repair; retail sales and repair of household goods and appliances; and hobby and craft shops;
- ~~(b) Live/work residential;~~ Apartments on the upper floors of multistory buildings.
- ~~(c) Rooming and boarding of not more than two persons not employed on the premises; Personal~~ Service establishments, such as spas, nail salons, beauty salons, and barbershops
- ~~(d) Business and professional services~~ offices, such as for accountants, lawyers, architects, engineers, realtors, financial advisors, medical and dental offices,
- ~~(e) Retail;~~ Banks and financial institutions without drive-up facilities
- ~~(f) Restaurants~~ and licensed premises (bars) appurtenant thereto;
- ~~(g) Movie~~ Theaters;
- ~~(h) Galleries,~~ museums and gift shops;
- ~~(i) Health services;~~
- ~~(j) Commercial/residential building where the ground floor is put to one or more of the non-residential uses contained in this subsection and the upper floors are used solely for residential purposes.~~

**(2) Uses Permitted with a Use Permit.**

(a) Civic and cultural organizations [such as Elk and Moose Lodges, Rotary clubs, garden clubs;](#)

(b) Hotels and motels; [Bed and Breakfast Inns;](#)

(c) Bars- [Licensed premises \(bars\) not appurtenant to any restaurant.](#)

[\(d\) Artisan studios and showrooms including, but not limited to: woodworking, glass blowing, metal works, ceramics, crafts, and clothing manufacturers.](#)

[\(e\) Live-Work units where residential activities are located at the back of buildings, do not occupy more than 40% of the gross floor area.](#)

(3) Other Regulations. See Table 17.20.040 for development standards for the town center (TC) zone.

Table 17.20.040

Development Standards for the Town Center or  
TC Zone

Site Development Standard	Zone Requirement
Minimum Lot Area:	2,500 square feet
Maximum Ground Coverage:	100% for commercial, <del>35% for separate residential units</del> [Floor Area Ratio = 2]
Minimum Lot Width:	25 feet
Minimum Yard	
Front:	<a href="#">None.</a> <del>20 feet (No setbacks required for mixed use or nonresidential uses)</del>
Rear:	<a href="#">None.</a> 10 feet (No setbacks required for mixed use or nonresidential uses) <a href="#">if abutting a residential zone.</a>
Side:	<a href="#">None.</a> 5 feet (No setbacks required for mixed use or nonresidential uses) <a href="#">if abutting a residential zone.</a>
Minimum Building Height:	2 stories
Maximum Building Height:	3 stories or 45 feet

### **Section 3. Severability**

If any provision of the ordinance is invalidated by any court of competent jurisdiction, the remaining provisions shall not be affected and shall continue in full force and effect.

### **Section 4. Limitation of Actions**

Any action to challenge the validity or legality of any provision of this ordinance on any grounds shall be brought by court action commenced within ninety (90) days of the date of adoption of this ordinance.

### **Section 5. CEQA Compliance**

The City Council has determined that the adoption of this ordinance is exempt from review under the California Environmental Quality Act (CEQA), subject to Section 15061 of the CEQA Guidelines. Due to the nature of the proposed code revisions, there is no evidence that any impact to the environment would occur as a result of adoption of the Ordinance. Any environmental effects associated with adoption and implementation of the Ordinance would be beneficial in nature.

### **Section 6. Effective Date**

This ordinance becomes effective thirty (30) days after the date of its approval and adoption.

**I HEREBY CERTIFY** that the forgoing Ordinance was duly introduced at a regular meeting of the City Council of the City of Rio Dell on October 16, 2012 and furthermore the forgoing Ordinance was passed, approved and adopted at a regular meeting of the City Council of the City of Rio Dell, held on the 6<sup>th</sup> of November 2012 by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Julie Woodall, Mayor

ATTEST:

\_\_\_\_\_  
Karen Dunham, City Clerk

**RESOLUTION NO. CC 1177-2012**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIO DELL APPROVING THE TOWN CENTER/URBAN RESIDENTIAL MAPPING CHANGES, TOWN CENTER GENERAL PLAN AND ZONING TEXT AMENDMENTS, THE EDWARDS/CITY GENERAL PLAN AMENDMENT AND ZONE RECLASSIFICATION AND THE TEXT AMENDMENTS TO TABLE 1-1 OF THE GENERAL PLAN TO REFLECT THE TOWN CENTER/URBAN RESIDENTIAL MAPPING AMENDMENTS, THE 2008-2009 SAWMILL AND BLUE SLIDE ROAD ANNEXATIONS, THE BROUSSARD AND EEL RIVER SAWMILL GENERAL PLAN AMENDMENT AND ZONE RECLASSIFICATION AND THE ACREAGE ERROR FOR THE SUBURBAN RESIDENTIAL DESIGNATION:**

**WHEREAS** the current Town Center designation extends into predominantly and historically residential areas; and

**WHEREAS** some of the allowed Town Center uses are not compatible with the existing residential character of the adjacent neighborhoods; and

**WHEREAS** there are no existing commercial uses within the area to be redesignated; and

**WHEREAS** the area to be redesignated from Town Center to Urban Residential (Exhibit A) is developed with residential uses; and

**WHEREAS** the current description of the Town Center designation in the Zoning Regulations is vague and incomplete and it does not clearly convey the intent of the designation; and

**WHEREAS** the current identified principally and conditionally permitted uses is general in nature and does not identify specific use types. As such the City is required to make consistency findings on a case by case basis; and

**WHEREAS** identifying specific use types not only makes it easier for the City to make use type determinations, but also clearly conveys to the public what types of uses are principally and conditionally permitted; and

**WHEREAS** identifying artisan studios as conditionally permitted uses will encourage a downtown arts and entertainment district and help revitalize the downtown commercial district to be enjoyed by residents and visitors alike; and

**WHEREAS** the current designation allows detached and attached single family dwellings and the public and the City want to encourage commercial development as the primary use in the downtown area and residential uses as accessory uses; and

**WHEREAS** the current Town Center Development Standards require that buildings be a minimum of two-stories. Based on community comments, many folks believe this discourages new commercial businesses who have no desire to build a multi-story building; and

**WHEREAS** the City recently acquired approximately 3,800 square feet of APN's 053-051-006 & -007 and an associated easement of about 300 square feet from Collin and Kathryn Edwards for the purpose of providing an additional access to the City's treatment facility; and

**WHEREAS** the area that was acquired by the City shall be redesignated from Suburban Low to Public Facility (Exhibit B); and

**WHEREAS** General Plan Land Use Policies LU-5 and LU-19 shall be revised to reflect the recommended changes; and

**WHEREAS** Table 1-1 Rio Dell Land Use Designation Acreage Distribution shall be revised to reflect the recommended changes to the Town Center/Urban Residential mapping, 2009 Sawmill and Blue Slide Road annexations (300.1 acres), the Broussard and Eel River Sawmills amendments and the Edwards acquisition; and

**WHEREAS** Table 1-2 Rio Dell Land Use Designations shall be revised to reflect the changes to the Town Center land use designation; and

**WHEREAS** the City has reviewed and processed the proposed map and text amendment in conformance with Sections 65350 – 65362 of the California Government Code; and

**WHEREAS** the City has reviewed and process the proposed map and text amendments in conformance with Section 17.30.010 of the City of Rio Dell Municipal Code.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council finds:

1. That based on public comment, evidence on file and presented in the staff report that the proposed amendments are deemed to be in the public interest; and
2. That based on evidence on file and presented in the staff report that the proposed amendments are consistent and compatible with the rest of the General Plan and any implementation programs that may be affected; and
3. That based on evidence on file and presented in the staff report that the potential impacts of the proposed text amendments have been assessed and have been determined not to be detrimental to the public health, safety, or welfare; and
4. That the proposed amendments have been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA); and
5. That the proposed amendments are Statutorily Exempt pursuant to Section 15061(b) (3) of the CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations.

**I HEREBY CERTIFY** that the forgoing Resolution was duly introduced at a regular meeting of the City Council of the City of Rio Dell on October 16, 2012 and furthermore the forgoing Resolution was passed, approved and adopted at a regular meeting of the City Council of the City of Rio Dell, held on the 6<sup>th</sup> of November 2012 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

\_\_\_\_\_  
Julie Woodall, Mayor

\_\_\_\_\_  
Karen Dunham, City Clerk

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*675 Wildwood Avenue  
Rio Dell, CA 95562*



TO: Mayor and Members of the City Council

THROUGH: Jim Stretch, City Manager

FROM: Stephanie Beauchaine, Finance Director

DATE: October 16, 2012

SUBJECT: Ordinance No 298-2012 Repealing Ordinance No 255-2008 Establishing a Purchasing Procedure.

#### **RECOMMENDATION**

Introduce and conduct the first reading (by title only) of Ordinance No 298-2012 Repealing Ordinance No 255-2008 Establishing a Purchasing Procedure and open the public hearing for public comment.

#### **BUDGETARY IMPACT**

None

#### **BACKGROUND AND DISCUSSION**

The City adopted the Uniform Public Construction Cost Accounting Act by Resolution No 914-2006. The UPCC provides public agencies the advantage of streamlined awards processes, as well as reductions in paperwork related to advertising and report filing. Benefits include an increased force account limit, an increased bid limit, and an alternative informal bidding procedure.

The UPCC has a provision in the Public Contracts Code No 22032 (b) which allows for projects between the amounts of \$45,000 - \$175,000 be let to contract by informal bidding procedures. Section 22034 further states that an informal bidding procedure as outlined must be adopted.

We have drafted the proposed informal bidding procedure as described in PCC Section 22034 (a)-(f) and updated the City's Purchasing Policy to reflect the procedures. Included is the requirement of the City to establish an eligible contractor bidders list, and

guidelines for the informal bidding process. Adoption of this procedure will allow the City to fully benefit from the UPCC.

Ordinance No. 298-2012

An Ordinance of the City of Rio Dell  
Repealing Ordinance Number 255-2008  
Establishing a Purchasing Procedure

The City Council of the City of Rio Dell does ordain as follows:

**Section 1: Adoption of Purchasing System.** Pursuant to sections 54201 to 54205 of the Government code of the State of California the following purchasing system shall be adopted in order to establish: efficient procedures for the purchasing of supplies, equipment, and services; and to define responsibility and internal controls for the purchasing function.

**Section 2: Purchasing Officers.** The responsibility for the solicitation and purchase of supplies, services and equipment is vested in the City's Department Heads and City Manager who shall be deemed the City's purchasing officers. Each purchasing officer shall have the authority to delegate his/her purchasing responsibilities to an appropriate staff person within the department.

Each purchasing officer shall have the responsibility of and authority to:

- (a) Purchase supplies, services, and equipment as necessary for any department within the City ;
- (b) Negotiate and recommend execution of contracts for the purchase of supplies, services, and equipment;
- (c) Act to procure for the City the needed quality in supplies, services, and equipment at the least expense to the City;
- (d) Endeavor to obtain the most full and open competition as reasonably possible on all purchases;
- (e) To maintain a bidders list, vendor's catalog file, and other resources needed for the efficient operation of the purchasing system;
- (f) To verify the conformance of all supplies, services, and equipment with the specifications given prior to procurement;
- (g) To recommend the transfer or sale of surplus supplies and equipment, pursuant to applicable State of California Government Code;
- (h) To ensure the safekeeping and proper handling of all supplies, and equipment;
- (i) To oversee and be accountable for any employee who has been delegated purchasing responsibilities on behalf of a purchasing officer;
- (j) To recommend to the City Council revisions and amendments governing the purchasing procedures;
- (k) Keep informed of current developments in the field of purchasing, prices, and new products;

- (l) Prescribe and maintain records as necessary to conform to this ordinance and to maintain internal purchasing controls;

**Section 3: Purchasing procedure.** Except as otherwise provided in this ordinance, all purchases and contracts for supplies, services, and equipment shall be procured by the purchasing officer or his/her delegate.

- (a) Purchasing Limits: purchases over five thousand dollars shall be approved by the City Manager prior to procurement; and purchases over ten thousand dollars shall be approved by formal action of the City Council prior to procurement.
- (b) Encumbrance of funds: Except in cases of emergency pursuant to section 6 (a), or where specific authority has been obtained by the City Manager, no purchase shall be made unless an unencumbered appropriation exists in the fund account against which the purchase is to be charged.

**Section 4: Petty Cash.** Petty cash shall only be dispersed or reimbursed with prior approval from a purchasing officer. All individuals requiring a petty cash disbursement or reimbursement shall be required to complete the appropriate claim forms. Receipts shall be required to substantiate all purchases. Petty cash disbursements shall not exceed fifty dollars.

**Section 5: Bidding Procedure.** All bidding procedures shall be conducted pursuant to the Public Contracts Code Sections 20161 and 22030-22045

Section 6: Informal Bidding. Pursuant to subdivision (b) of Section 22032 of the Public Contracts Code shall enact an informal bidding procedure as follows:

- a. The City shall maintain a list of qualified contractors, identified according to categories of work. Minimum Criteria includes:
  - i. Current City of Rio Dell Business License
  - ii. Workers Compensation, Vehicle, and Liability insurance on file with the City as appropriate
  - iii. All appropriate professional licenses must be in good standing and on file with the City
  - iv. Must not be listed on the Debarred List
- b. All contractors on the list for the category of work being bid and all appropriate trade journals shall be mailed a notice inviting informal bids unless the product or service is proprietary.
- c. All mailing of notices to contractors and construction trade journals pursuant to subdivision (b) shall be completed not less than 10 calendar days before bids are due.
- d. The notice inviting informal bids shall describe the project in general terms and how to obtain more detailed information about the project, and state the time and place for submission of bids.
- e. The City Council delegates the authority of awarding informal bids to the City Manager or his designee.

**Section 7: Bidding Exceptions.** All bidding procedures shall be conducted pursuant to Section 5 except:

- (a) In an emergency as determined by the City Manager to provide an essential City supply, service, or piece of equipment affecting the public health, safety, or welfare that would be detrimentally delayed under the normal bidding procedure.
- (b) If the supplies, services, and/or equipment is only available through one vendor; as determined by the City Manager.
- (c) When the City has a cooperative agreement with another public agency to purchase an item at a discounted bulk rate.
- (d) If the purchasing officer finds that negotiations shall better the City due to the nature of the supplies, services, and/or equipment.

**Section 8: Purchasing of Services.** Request for proposals shall be required for professional services for which standard specifications cannot be drawn, or when professional policies prohibit competitive bidding. At minimum three proposals shall be reviewed prior to the hiring of professional services. Requests for proposals shall not be required for procurement of services for which the City has already established contracts for.

**Section 9: Lowest Responsible Bidder.** The lowest responsible bidder shall be the bidder who offers to perform the work involved according to the plans and specifications for the least amount of money, provided the bidder has the ability, capacity, and the required licensing.

**Section 10: Unlawful purchases.** No purchases or contracts shall be made contrary to the provisions of this ordinance. No contract or purchase shall be purposely split or subdivided to avoid the provisions of this ordinance.

**Section 11: Effective Date.** This ordinance shall take effect and be in full force thirty days following the date of its passage. It shall be posted in three public places in the City of Rio Dell, State of California, pursuant to Government Code Section 36933.

- (j) To recommend to the City Council revisions and amendments governing the purchasing procedures;
- (k) Keep informed of current developments in the field of purchasing, prices, and new products;
- (l) Prescribe and maintain records as necessary to conform to this ordinance and to maintain internal purchasing controls;

**Section 3: Purchasing procedure.** Except as otherwise provided in this ordinance, all purchases and contracts for supplies, services, and equipment shall be procured by the purchasing officer or his/her delegate.

- (a) Purchasing Limits: purchases over five thousand dollars shall be approved by the City Manager prior to procurement; and purchases over ten thousand dollars shall be approved by formal action of the City Council prior to procurement.
- (b) Encumbrance of funds: Except in cases of emergency pursuant to section 6 (a), or where specific authority has been obtained by the City Manager, no purchase shall be made unless an unencumbered appropriation exists in the fund account against which the purchase is to be charged.

**Section 4: Petty Cash.** Petty cash shall only be dispersed or reimbursed with prior approval from a purchasing officer. All individuals requiring a petty cash disbursement or reimbursement shall be required to complete the appropriate claim forms. Receipts shall be required to substantiate all purchases. Petty cash disbursements shall not exceed fifty dollars.

**Section 5: Bidding Procedure.** All bidding procedures shall be conducted pursuant to the Public Contracts Code Sections ~~20161~~ and 22030-22045.

**Section 6: Informal Bidding.** Pursuant to subdivision (b) of Section 22032 of the Public Contracts Code shall enact an informal bidding procedure as follows:

- a. The City shall maintain a list of qualified contractors, identified according to categories of work. Minimum Criteria includes:
  - i. Current City of Rio Dell Business License
  - ii. Workers Compensation, Vehicle, and Liability insurance on file with the City as appropriate
  - iii. All appropriate professional licenses must be in good standing and on file with the City
  - iv. Must not be listed on the Debarred List
- b. All contractors on the list for the category of work being bid and all appropriate trade journals shall be mailed a notice inviting informal bids unless the product or service is proprietary.
- c. All mailing of notices to contractors and construction trade journals pursuant to subdivision (b) shall be completed not less than 10 calendar days before bids are due.

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Ordinance No. ~~255-2008~~298-2012

An Ordinance of the City of Rio Dell  
Repealing Ordinance Number ~~209~~ and Ordinance No. ~~230~~255-2008  
Establishing a Purchasing Procedure

The City Council of the City of Rio Dell does ordain as follows:

**Section 1: Adoption of Purchasing System.** Pursuant to sections 54201 to 54205 of the Government code of the State of California the following purchasing system shall be adopted in order to establish: efficient procedures for the purchasing of supplies, equipment, and services; and to define responsibility and internal controls for the purchasing function.

**Section 2: Purchasing Officers.** The responsibility for the solicitation and purchase of supplies, services and equipment is vested in the City's Department Heads and City Manager who shall be deemed the City's purchasing officers. Each purchasing officer shall have the authority to delegate his/her purchasing responsibilities to an appropriate staff person within the department.

Each purchasing officer shall have the responsibility of and authority to:

- (a) Purchase supplies, services, and equipment as necessary for any department within the City ;
- (b) Negotiate and recommend execution of contracts for the purchase of supplies, services, and equipment;
- (c) Act to procure for the City the needed quality in supplies, services, and equipment at the least expense to the City;
- (d) Endeavor to obtain the most full and open competition as reasonably possible on all purchases;
- (e) To maintain a bidders list, vendor's catalog file, and other resources needed for the efficient operation of the purchasing system;
- (f) To verify the conformance of all supplies, services, and equipment with the specifications given prior to procurement;
- (g) To recommend the transfer or sale of surplus supplies and equipment, pursuant to applicable State of California Government Code;
- (h) To ensure the safekeeping and proper handling of all supplies, and equipment;
- (i) To oversee and be accountable for any employee who has been delegated purchasing responsibilities on behalf of a purchasing officer;

- d. The notice inviting informal bids shall describe the project in general terms and how to obtain more detailed information about the project, and state the time and place for submission of bids.
- e. The City Council delegates the authority of awarding informal bids to the City Manager or his designee.

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**Section 76: Bidding Exceptions.** All bidding procedures shall be conducted pursuant to Section 5 except:

- (a) In an emergency as determined by the City Manager to provide an essential City supply, service, or piece of equipment affecting the public health, safety, or welfare that would be detrimentally delayed under the normal bidding procedure.
- (b) If the supplies, services, and/or equipment is only available through one vendor; as determined by the City Manager.
- (c) When the City has a cooperative agreement with another public agency to purchase an item at a discounted bulk rate.
- (d) If the purchasing officer finds that negotiations shall better the City due to the nature of the supplies, services, and/or equipment.

**Section 87: Purchasing of Services.** Request for proposals shall be required for professional services for which standard specifications cannot be drawn, or when professional policies prohibit competitive bidding. At minimum three proposals shall be reviewed prior to the hiring of professional services. Requests for proposals shall not be required for procurement of services for which the City has already established contracts for.

**Section 89: Lowest Responsible Bidder.** The lowest responsible bidder shall be the bidder who offers to perform the work involved according to the plans and specifications for the least amount of money, provided the bidder has the ability, capacity, and the required licensing.

**Section 910: Unlawful purchases.** No purchases or contracts shall be made contrary to the provisions of this ordinance. No contract or purchase shall be purposely split or subdivided to avoid the provisions of this ordinance.

**Section 10: Effective Date.** This ordinance shall take effect and be in full force thirty days following the date of its passage. It shall be posted in three public places in the City of Rio Dell, State of California, pursuant to Government Code Section 36933.

**Section 11: Effective Date.** This ordinance shall take effect and be in full force thirty days following the date of its passage. It shall be posted in three public places in the City of Rio Dell, State of California, pursuant to Government Code Section 36933.

*Rio Dell City hall  
675 Wildwood Avenue  
Rio Dell, CA 95562  
(707) 764-3532  
riodellcity.com*



October 16, 2012

TO: Honorable Mayor and City Council Members

FROM: Jim Stretch, City Manager

SUBJECT: Addressing asbestos floor issue in City Hall and budget appropriation.

IT IS RECOMMENDED THAT THE CITY COUNCIL:

1. Authorize the City Manager to engage Floortec North Coast and New Life Service Company to remove several areas of asbestos vinyl floor tiles in City Hall and install impervious glue backed carpet over the tile flooring, except for the kitchen and utility room which would be replaced with a vinyl sheet product, and
2. Adopt Resolution 1180-2012 to amend the Final City Budget by \$25,000 for the asbestos tile removal and enclosure project, said revenue transferred from the various Fund Reserves in like amount, and authorize the City Manager to spend up to that amount on the project.

BACKGROUND AND DISCUSSION

It was recently discovered that almost the entire floor covering and the mastic used to hold the floor tiles in place in City Hall contains asbestos. And, though most of the tile floor is still in good shape and does not need to be removed, it does need to be encapsulated appropriately so that it does not become a problem in the future.

There are perhaps 9 small areas where the tile has either come loose from the floor or the floor is damaged. The carpeted offices for the City Manager and Finance Director do not have an underlayment of tile, so they are excluded from this work. But, the business office does have carpet over tile and is included. Both the kitchen and 2 utility closets have issues that will require tile to be removed, and it is anticipated that the particle board subfloor will also have to be removed and replaced. These rooms will be surfaced with a sheet of vinyl, not carpet, due to the potential for water damage from sinks and hot water heaters.

There are very few contractors in the area that are licensed to abate asbestos. And, only one vendor that we could determine has access to and installs a carpet product that does not allow any particles from the floor to permeate the backing. Floortec North Coast is the carpet vendor and they work with New Life Service Company for the actual asbestos abatement. The estimated cost for the tile removal and carpeting is \$20,936 (attached), but \$25,000 is requested to be authorized in order to cover any unknowns, and there are bound to be some.

California Public Contract Code section 22032 (a) provides that public projects of less than \$45,000 can be performed by employees of a public agency by force account, negotiated contract or purchase order if the governing body has adopted the Uniform Construction Cost Accounting Procedures as set forth in section 22010. On April 18, 2012 the City Council did adopt those procedures by Resolution 914-2006. Therefore, it is not required that the City seek bids on this project.

City staff and the public may be inconvenienced by the project, but not for long periods. The Public Works staff will be used to move file cabinets, desks, tables, whatever needs to be moved. It is understood that the carpet goes down quickly.

The adoption of attached Resolution No. 1180-2012 is required to amend the City's budget for the project.

Cc: Finance Director  
City Clerk  
Community Development Director  
Chief of Police

Attachment: Cost estimates for asbestos abatement of flooring and replacement floor covering  
Resolution 1180-2012- Budget amendment in the amount of \$25,000.

**RESOLUTION NO. 1180-2012**

**A RESOLUTION OF THE CITY COUNCIL  
OF RIO DELL AMENDING THE CITY  
BUDGET FOR THE ABATEMENT OF  
ASBESTOS AND CARPETING OF CITY HALL**

**WHEREAS**, it was recently learned that there is asbestos flooring throughout City Hall, some of which has been damaged since it was installed in 1972, and

**WHEREAS**, it is prudent to encapsulate asbestos floor products before they become hazardous, and

**WHEREAS**, the Rio Dell City Council adopted its 2012-2013 Budget on June 19, 2012 and that budget did not contain monies for building maintenance and repairs, and

**WHEREAS**, the City of Rio Dell does have Reserve Funds that can be used for such building maintenance projects.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of Rio Dell hereby adopts this Resolution to amend the City Budget in the amount of \$25,000 for the abatement of asbestos flooring and the installation of encapsulating carpeting in City Hall, with revenues in like amount being transferred from the various Fund Reserves

APPROVED this      day of      by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Attest:

\_\_\_\_\_  
Julie Woodall, Mayor

\_\_\_\_\_  
Karen Dunham, City Clerk



# FLOORTEC NORTH COAST

2510 Broadway - Eureka, CA 95501  
tel 707.442.6423 - fax 707.444.0272

CA Contractor's License 925468

## PROPOSAL

CMAS CONTRACT # 4-09-00-0111A



CUSTOMER: City of Rio Dell  
CONTACT: Jim Stretch  
ADDRESS: 675 Wildwood Avenue  
Rio Dell CA 95562  
TELEPHONE: 764-3532  
FAX: 764-5480

DATE: October 11, 2012  
PROJECT: Rio Dell City Hall  
Administration and Police Department  
LOCATION: 675 Wildwood Avenue  
Rio Dell CA 95562  
PROPOSAL # FB1262

**SCOPE of WORK:** *This proposal reflects new carpet in all rooms except Restrooms; the exact rooms are to be determined and the proposal adjusted prior to start of work.*

Remove existing carpet, pad and rubber wall base. Skim coat substrate/VAT as required to provide a sound substrate for the installation of new flooring. Furnish and install Powerbond hybrid carpet for asbestos tile enclosure per manufacturer's instructions and 4" Burke rubber wall base. Visual Impaired striping per ADA at council dias steps.

This project is priced to be completed in not more than 3 phases.

**Owner is responsible to strip floor finish from existing floor not less than 3 days from start of installation.**

QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	EXTENSION
506	SY	Tandus POWERBOND style: All Star - Skyscraper RS back (Amount includes 5% overage)	\$ 22.55	\$ 11,410.30
482	SY	Tandus POWERBOND floor primer, seam weld, installation sundries NOTE: includes all rooms and hallways; to be adjusted in final scope	\$ 0.61	\$ 294.02
86	SY	Remove existing carpet, bundle and transport to recycle center NOTE: includes all rooms with existing carpet; to be adjusted in final scope	\$ 0.50	\$ 43.00
6	HR	floor prep: skim coat, prime where required	\$ 65.00	\$ 390.00
482	SY	Install POWERBOND, chem-weld all seams, special handling at perimeters	\$ 5.35	\$ 2,578.70
2	HR	Custom install steps and riser at council dias	\$ 65.00	\$ 130.00
1100	LF	Burke rubber coved wall base, 4", materials & labor, <b>color to be chosen</b>	\$ 2.00	\$ 2,200.00
<b>SUBTOTAL</b>				\$ 17,046.02
<b>TAXABLE SUBTOTAL</b>				\$ 13,114.32
<b>SALES TAX RATE</b>				7.250%
<b>SALES TAX</b>				\$ 950.79
<b>RECYCLE FEE</b>				\$ 25.30
<b>TOTAL PRICE</b>				\$ 18,022.11

**OPTION 1:** Install sheet vinyl in Kitchen and Laundry Room in lieu of Powerbond carpet

QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	EXTENSION
11	SY	Furnish and install 1/4" multiply voidless underlayment	\$ 24.09	\$ 264.99
11	SY	Floor Prep (materials included)	\$ 7.27	\$ 79.97
11	SY	Furnish sheet vinyl from Floortec in-stock goods and install, including wall base and sundries	\$ 39.09	\$ 429.99
-11	SY	Credit Powerbond materials and installation	\$ 37.35	\$ (410.85)
<b>TOTAL PRICE including tax</b>				\$ 364.10

Commercial Floor Covering • Complete Subfloor Preparation • Concrete Moisture Control Systems • Quality Service Since 1982



# FLOORTEC

## NORTH COAST

2510 Broadway - Eureka, CA 95501  
tel 707.442.6423 - fax 707.444.0272  
CA Contractor's License 925468

### NOTES:

1. Payment / performance bonds are not included unless specifically noted above.
2. Subfloor prep does not include grinding, leveling, or installation of underlayment, except as noted in OPTION 1, above.
3. Furniture or equipment moving is not included.
4. This quote is based on being completed during normal working hours. Overtime hours requested by Owner will be added to the cost of this quote.
5. Terms are net 30 days.
6. The prices listed on this proposal are valid for a period of 3 months.
7. If this proposal is accepted, please submit a signed purchase order, or execute the FTNC Notice to Proceed.
8. Removal of flooring containing asbestos or other hazardous material is excluded.


*Steve Barney*

SUBMITTED BY \_\_\_\_\_

Steve Barney, Senior Estimator

EMAIL: [Sbarney@floortecnorthcoast.com](mailto:Sbarney@floortecnorthcoast.com)

TEL: (707) 442-6423  
FAX: (707) 444-0272

	A	B	C	D	E	F
1	 GENERAL CONTRACTOR LIC. #437846					
2	39 Fifth Street Eureka CA. 95501 Ph:707-444-8222 Fax: 707-445-8914	Project Name and Address				
3	Asbestos Abatement Contractor DOSH Registration # 783	City of Rio Dell				
4	Remove asbestos tile from utility&Kitchen , and lose tiles in 3 rooms	675 Wildwood Ave. Rio Dell Ca. 95562				
5	Description	Labor Hours	Ext. Labor	Qty	Unit	Total Price
6	<b>Containment and Setup</b>					
7	Pre-cleaning, HEPA vacuum & wet wipe	0.005	0.000	0.00	S.F.	\$0.00
8	Asbestos decontamination chamber	1.400	2.800	2.00	Ea.	\$210.21
9	Cover walls with 6 mill plastic utility & kitchen	0.008	0.800	100.00	S.F.	\$75.06
10	Cover ground with 6 mill plastic	0.008	0.000	0.00	S.F.	\$0.00
11	Labor to close open wall	1.000	0.000	0.00	HR	\$0.00
12	Set up negative air machines	1.000	2.000	2.00	Ea.	\$150.15
13	<b>Bulk asbestos removal</b>					
14	Labor to remove lose tiles in three rooms	1.000	4.000	4.00	S.F.	\$300.72
15	Remove floor tile from floor by hand	0.027	3.510	130.00	S.F.	\$284.96
16	Remove asbestos mastic from slab	0.027	0.000	0.00	S.F.	\$0.00
17	Tear out non-salv under layment & bag for disposal	0.016	2.080	130.00	S.F.	\$171.76
18	<b>Demolition in asbestos contaminated area</b>					
19	Remove ceramic tile from floor by hand	0.026	0.000	0.00	S.F.	\$0.00
20	Additional Labor to to remove burnt debris	1.000	0.000	0.00	HR	\$0.00
21	<b>Equipment rental and supplies</b>					
22	Negative air machine rental		0.000	1.00	Ea.	\$75.00
23	Manometer		0.000	1.00	Ea.	\$75.00
24	Light stand, 500 watt rental		0.000	0.00	Ea.	\$0.00
25	Shower unit, including pump and filters		0.000	0.00	Ea.	\$0.00
26	Vacuum cleaner, HEPA, 16 gal. rental		0.000	1.00	Ea.	\$75.00
27	Asbestos glove bag, 7 mil, 50" x 64"		0.000	0.00	Ea.	\$0.00
28	Asbestos glove bag, 10 mil, 44" x 60"		0.000	0.00	Ea.	\$0.00
29	Asbestos abat equip, disposable polyethelene bags, 6 mil, 3 c.f		0.000	30.00	Ea.	\$31.50
30	Asbestos abat equip, personl safty equipment.		0.000	3.00	Ea.	\$87.68
31	<b>Decon area demo &amp; clean up</b>					
32	Take down polyethelene sheeting	0.003	0.000	0.00	S.F.	\$0.00
33	Remove portable decontamination facility	1.000	2.000	2.00	Ea.	\$186.15
34	Spray Lockdown-for risidual fibers	0.002	0.000	0.00	HR	\$0.00
35	Final cleaning of protected surfaces	0.003	0.000	0.00	S.F.	\$0.00
36	<b>OSHA testing</b>					
37	Air clearance testing			0.00	Hr	\$0.00
38	Personal sampling, PCM analysis,	0.000	0.000	2.00	Ea.	\$72.00
39	<b>Waste packaging handling &amp; disposal</b>					
40	Waste packaging handling & disposal, double bag /decontaminate	0.067	2.010	30.00	Ea.	\$254.09
41	Disposal asbestos waste to Willits	0.000		1.00	Ea.	\$500.00
42	Travel Cost			0.00	Ea.	\$0.00
43			19.200			\$2,549.28
44		Labor Hours	Ext. Labor	Qty	Unit	Total Price
45	<b>Exclusions: A final air clearance is not required for this project, and is not included. If and air clearance is desired, then a CAC would need to be contracted separately. There will be damage to paint from tape and staples. No repairs to paint are included in this proposal, and New Life Service Co. is not responsible for the repairs.</b>					